

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND NINE HUNDRED & NO/100----
(\$81,900.00) DOLLARS to the undersigned grantor, BMW Homebuilders, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto J. Renee Snell, a single
individual (herein referred to as GRANTEE, whether one or more), the following
described real estate, situated in Shelby County, Alabama:

Lot 4, according to the Amended Map of Sugar Oaks as recorded in Map Book 16
page 126 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$65,520.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 106 Sugar Drive, Pelham, Alabama 35124
TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee
simple of said premises; that they are free from all encumbrances, has a good
right to sell and convey the same as aforesaid; and that it will, and its
successors and assigns shall, warrant and defend the same to the said GRANTEE,
his, her or their heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Bill Brantley, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
28th day of January, 1994.

BMW Homebuilders, Inc.
By: Bill Brantley
Bill Brantley, Vice President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state,
hereby certify that Bill Brantley whose name as the Vice President of BMW
Homebuilders, Inc., a corporation, is signed to the foregoing conveyance, and who
is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of January, 1994

Notary Public
Inst. # 1994-03362

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

02/01/1994-03362
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 25.00

Inst # 1994-03362