

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) BMW Home Builders, Inc.
(Address) 152 Laurel Wood Drive
Helena, Al. 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Five Hundred and No/100--(\$15,500)---

DOLLAR

to the undersigned grantor, St. Charles Place, an Alabama General Partnership

a corporation

(herein referred to as 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

BMW Homebuilders, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the map of ST. CHARLES PLACE as recorded in Map Book 17
Page 6 in the office of the Judge of Probate of Shelby County, Alabama.

Mineral and Mining rights are not warranted. Subject to any and all other
matters of public record including but not limited to any all covenants of
record and easement and all other matters which can be revealed by a survey.

Inst # 1994-05446

02/17/1994-05446
02:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 24.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 10 day of February, 19 94

ATTEST:

St. Charles Place, an Alabama General Partnership

By [Signature] (Seal)
Vice President

Secretary

STATE OF ALABAMA

Shelby

County }

I, UNDERSIGNED [Signature] a Notary Public in and for said County, in said State,

hereby certify that [Signature]

whose name as vice President of St. Charles Place, an Alabama Gen. Part., 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)(she), 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 10 day of

[Signature] 1994
Notary Public