

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 ONE HUNDRED FIFTEEN THOUSAND & NO/100---- (\$115,000.00) DOLLARS to the undersigned grantor, David "Spud" Bishop Contractor, 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 Paul J. McGuire, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and run thence North 89 deg. 53 min. 20 sec. East along the North line of said 1/4 1/4 a distance of 649.80 feet to a point; thence run South 2 deg. 20 min. 10 sec. East a distance of 1,478.80 feet to the point of beginning of the property being described; thence continue along last described course a distance of 238.58 feet to a point on the North margin of McGuire Road; thence run North 85 deg. 53 min. 18 sec. West along the said North margin of McGuire Road a distance of 210.0 feet to a point; thence run North 6 deg. 14 min. 05 sec. East a distance of 259.33 feet to a point; thence run South 78 deg. 38 min. 20 sec. East a distance of 175.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$92,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 312 McGuire Road, 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 President, David W. Bishop, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of April, 1994.

David "Spud" Bishop Contractor, Inc.  
By: David W. Bishop  
David W. Bishop, 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 David W. Bishop whose name as the President of David "Spud" Bishop Contractor,, 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 11th day of April, 1994

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

Notary Public

Inst # 1994-12259

04/14/1994-12259  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 31.50