

THIS INSTRUMENT PREPARED BY:  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, AL 35203

SEND TAX NOTICE TO:  
JAMES R. MCWANE, JR.  
216 Greenfield Lane  
Alabaster, AL 35007

CORPORATE WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND TWO HUNDRED AND NO/100----Dollars (\$114,200.00)---to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, JOE ROSE HOMEBUILDERS, INC., (herein referred to as GRANTOR) does grant, bargain, sell and convey unto JAMES R. MCWANE, JR., (hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 88, Sector 4, according to the Survey of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO all easements, restriction, rights of way and restrictive covenants appearing of record affecting the subject property.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the Grantor, by its President  
has hereunto set its hand and seal this 22nd day of April, 1994.

JOE ROSE HOMEBUILDERS, INC.

Joe Rose, President (SEAL)  
BY: JOE ROSE  
Its: President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

04/27/1994-13736  
12:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 123.00

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JOE ROSE, whose name as President of JOE ROSE HOMEBUILDERS, INC., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my official hand and seal this 22nd day of April, 1994.

R. J. Davis  
NOTARY PUBLIC

My Commission Expires: 1-12-98 (SEAL)

Inst # 1994-13736