

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

Value of Property: 45,000

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, **BWA Development Corp.**, an Alabama corporation (the "Grantor") in hand paid by **Sharon A. Clowdus** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, and described as follows:

Lot 21 according to the Survey of Country Club Village Subdivision, as recorded in Map Book 16, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to the following:

1. Taxes for the year 1994.
2. Protective Covenants of record at Real Volume 390, Page 534 and Instrument # 1992-09584.

The Lot conveyed by this instrument is subject to the Protective Covenants referred to above. By acceptance of deed, Grantee agrees to be bound by such Protective Covenants and each provision thereof, including, without limitation, the obligation to pay annual assessments to the Country Club Village Owners' Association, Inc.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officers, has set its signature and seal, this the 30th day of June, 1994.

By: Thomas H. Bagley
Its President

Date of Execution: June 30, 1994

Inst # 1994-21056

07/05/1994-21056
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 56.00

Inst # 1994-21056

ATTEST:

By:

Its

Hunter Williams
Asst. Secy

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Thomas H. Brigham, Jr.**, whose name as **President** of **BWA DEVELOPMENT CORP.**, an Alabama corporation, 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 said instruments, he, as such officer and with full authority, executed the same voluntarily as the act of said corporation.

GIVEN under my hand and official seal, this **30th** day of **June**, 1994.

[NOTARIAL SEAL]

Deborah J. Chittam
Notary Public

My Commission Expires: 5-10-95

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