

This instrument was prepared by:

(Name) Roy L. Martin  
(Address) P.O. Box 9  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) B & S Land and Development, Inc.  
(Address) P.O. Box 9  
Pelham, AL. 35124

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty six thousand dollars and no/100-----DOLLARS  
(56,000.00)

to the undersigned grantor, Canyon Park Partnership, 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 presentes, grant, bargain, sell and convey unto

B & S Land and Development, Inc.

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

Lots 11, 12, 13, 14 according to the survey of Canyon Park Townhomes as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

**SUBJECT TO:**

Easements and restrictions of record.

Inst # 1995-05932

03/08/1995-05932  
08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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, 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 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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 28th day of February, 19 95

ATTEST:

Canyon Park Partnership, an Alabama General Partnership

By Roy L. Martin  
Roy Martin Construction, Inc. President

Secretary

STATE OF ALABAMA

Shelby

County }

I, Brenda H. Clayton

By J. E. Bishop  
J. E. Bishop Homes, Inc. President

a Notary Public in and for said County, in said State.

hereby certify that Roy L. Martin

whose name as the President of Roy Martin Construction, 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 February, 19 95

Brenda H. Clayton  
Notary Public

EXPIRATION DATE APRIL 27, 1997

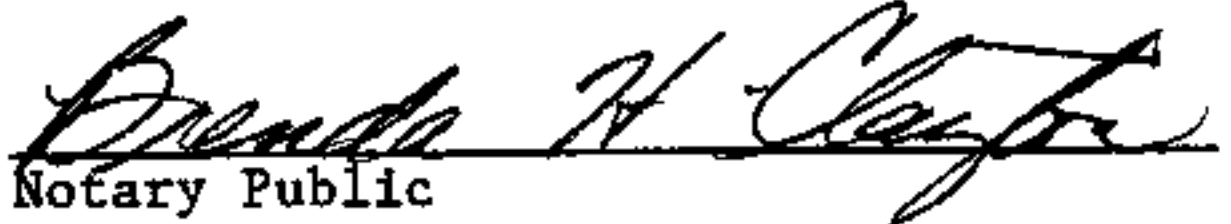
Inst # 1995-05932

State of Alabama

Shelby County

I, Brenda H. Clayton, a Notary Public in and for said county in said state, hereby certify that James E. Bishop whose name as the President of J. E. Bishop Homes, 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 28th day of Feb- 1995.

  
Notary Public

MY COMMISSION EXPIRES APRIL 27, 1997

Inst # 1995-05932

03/08/1995-05932  
08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00

Return to:

TO

## WARRANTY DEED

Corporation Form Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235