This instrument was prepared by

Courtney Mason & Associates PC 1904 Indian Lake Drive, Ste 100 Birmingham, Alabama 35244

Inst # 1995-13765

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY 05/26/1995-13765 09:38 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE KNOW ALL MOON BY THESE SPRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND NINE HUNDRED & NO/100---- (\$88,900.00) DOLLARS to the undersigned grantor, B & S Land and Development, 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 Cooper M. Schley, Jr., a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 16, according to the survey of Canyon Park Townhomes, as recorded in Map Book 19 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$62,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 123 Canyon Trail, 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, Alva Battle, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of May, 1995.

B & S Land and Development, Inc. By: Chra Balle

Alva Battle, 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 Alva Battle whose name as the President of B & S Land and Development, 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 acthority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of May, 1995

Notary Public

COURTNEY H. MASON, JR. MY COMMISSION EXPIRES 3/5/99

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