

Send tax notice to:
Mary Champion
2027 Glen Eagle Lane
Hoover, Alabama 35242

This instrument prepared by:
Stewart-Davis, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 1995-15034
~~WARRANTY DEED 15034~~
~~06/08/1995~~
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS: 003 SNA 253.50

That in consideration of Two Hundred Thirty-Nine Thousand Nine Hundred and no/100 Dollars (\$239,900.00) in hand paid to the undersigned, BWA Development Corp., an Alabama Corporation (hereinafter referred to as the "Grantor") by Mary Champion (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1995.
2. Easements and building line as shown on recorded map.
3. Articles of Incorporation of Country Club Village Owner's Association, Inc., recorded in Instrument #92-9584.
4. Restrictions appearing of record in Real Volume 390, Page 534 and Instrument No. 1992-09584.

5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 64, Page 267.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 320, Page 30.
7. Transmission Line Permit to Alabama Power Co. in Instrument No. 1992-27269.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; 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 Grantee, her heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Thomas H. Brigham, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of June, 1995.

BWA DEVELOPMENT CORP.,
AN ALABAMA CORPORATION

By: THB Brigham
THOMAS H. BRIGHAM, JR.
PRESIDENT

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 instrument, 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 2nd day of June, 1995.

Robert T. Davis

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-4-99

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