

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) 95 3rd Ave.
Shelby, Al. 35143

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy thousand dollars and no/100----- DOLLARS
(\$70,000.00)

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:

52, 53
Lots 49, 50, 51, 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.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

06/12/1995-15194
08:12 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 26th day of May, 19 95

ATTEST:

Canyon Park Partnership, an Alabama General Partnership

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

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

STATE OF ALABAMA

Shelby

County }

I, Brenda H. Clayton

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 26th day of May, 1995

Brenda H. Clayton
Notary Public

MY COMMISSION EXPIRES APRIL 27, 1997

Inst # 1995-15194

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 26th day of May 1995.

Brenda H. Clayton
Notary Public

MY COMMISSION EXPIRES APRIL 27 1997

Inst # 1995-15194

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06/12/1995-15194
08:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Return to:

TO

WARRANTY DEED

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahoba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

19061 000 1677