

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

Inst. # 1996-19265

This instrument was prepared by:
(Name) Bill's Contracting Service Inc.
(Address) 25 Pioneer Ave.
Montevallo, AL 35115

Send Tax Notice to:
(Name) B & R Properties
(Address) 4991 Cahaba Valley Trace
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen thousand nine hundred and no/100----- DOLLARS
(\$17,900.00)
to the undersigned grantor, Bill's Contracting Service Inc. 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 presents, grant, bargain, sell and convey unto B & R Properties, a Joint Venture

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

Lot 11 of St. Charles Place, Phase II, Sector V.

Lot 11, according to the Survey of St. Charles Place, Phase Two, Sector Five, as recorded in Map Book 20 page 143 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

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

06/13/1996-19265
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.50

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 7th day of June, 19 96

ATTEST:

Bill's Contracting Service, Inc.

By William D. Murray President

Secretary

STATE OF ALABAMA

Shelby County }

I, Brenda H. Clayton

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

hereby certify that William D. Murray

whose name as the President of Bill's Contracting Service, 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 7th day of June, 19 96

Brenda H. Clayton
Notary Public
MY COMMISSION EXPIRES APRIL 21, 1997