

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 Development
(Address) 95 3rd Ave.
Shelby, Alabama 35143

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty nine thousand dollars and no/100-----DOLLARS
(\$149,000.00)

to the undersigned grantor, Cambrian Ridge L.L.C., an Alabama Limited Liability Company

(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 AB Development, Inc.

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

26, 27, 28, 29 and 30
Lots 21A, 22, 23, 24, 25, according to the Survey of Cambrian Ridge Townhomes, as recorded in Map Book 21, Page 008, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Easements and restrictions of record.

All of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

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 undersigned has caused this instrument to be executed on the 21st day of June 1996.

WITNESS:

Renee Nicole

Renee Nicole

**CAMBRIAN RIDGE L.L.C., an Alabama
Limited Liability Company**

By: Roy L. Martin
Roy L. Martin, as Manager

By: Jack McGuire
Jack McGuire, as Manager

Inst # 1996-20550

06/25/1996-20550
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-20550

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Manager of Cambrian Ridge, L.L.C., an Alabama limited liability company, 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, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 21st day of June 1996.

Brenda H. Clayton
Notary Public

My commission expires 4/27/97

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack McGuire, whose name as Manager of Cambrian Ridge, L.L.C., an Alabama limited liability company, 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, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 21st day of June 1996.

Brenda H. Clayton
Notary Public

My commission expires 4/27/97

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