

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of NINETY THOUSAND and 00/100 DOLLARS (\$90,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, B & S Land Development, Inc., a corporation, (herein referred to as "Grantor"), does by the presents, grant, bargain, sell, and convey unto Robert M. Hauerwas and Terrie C. Hauerwas, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, Alabama, to wit:

Lot 17, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, page 8, in the Probate Office of Shelby County, Alabama.

Subject to Advalorem taxes for the years 1996, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$65,866.50 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantees' Address is 232 Cambrian Ridge Trail, Pelham, Alabama 35124

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, has hereto set its signature and seal on this the 23rd day of August, 1996.

B & S Land Development, Inc.

By Alva Battle (Seal)
its President

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alva Battle, whose name as President of B & S Land Development, Inc. 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 said 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 on this the 23rd day of August, 1996.

[Signature]
Notary Public
My commission expires: 1-2-00

This Instrument was prepared by : Larry R. Newman, Attorney at Law
3055 Lorna Road, Birmingham, Alabama 35216

08/30/1996-28616
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.00

Inst # 1996-28616