

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

4.50
Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly

(Address) 2491 Pelham Parkway

Pelham, AL 35124

Send Tax Notice to:

(Name) B & S Land Development, Inc.

(Address) Box 15, 3rd Ave.
Shelby, AL 35113

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Four Thousand Seven Hundred and no/100^{ths} DOLLARS
to the undersigned grantor, Highpoint Development, 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 & S Land Development, Inc.

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

Lots 48, 49 and 50, according to the Survey of Ashely Brook Townhomes, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

This deed was prepared with information supplied by the Grantor herein and relied upon by John R. Holliman. No title search was performed.

*Full amount of warranty deed paid from
Proceeds of mortgage deed filed simultaneously.*

07/07/1997-21149
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50
001 MEL

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 27th day of June, 19 97

ATTEST:

Highpoint Development, Inc.

By

Joel W. Mulkin
Joel W. Mulkin

President

Secretary

STATE OF ALABAMA

Shelby

County }

I, the undersigned authority

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

hereby certify that Joel W. Mulkin

whose name as President of Highpoint Development, 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 27th day of June, 19 97

My Commission Expires:

Notary Public