

This form furnished by:

Cahaba Title, Inc.Eastern Office
(205) 833-1571
FAX 833-1577Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Pat Jenkins Building Co., Inc.
(Address) PO BOX 361184
Birmingham, AL 35236**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.That in consideration of Eight Thousand and no/100ths-----\$8,000.00 DOLLARS
to the undersigned grantor, BWA Development Corp. 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

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

DESCRIPTION:

A PART OF LOT 4, ACCORDING TO THE SURVEY OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUN NORTH 40°25'50" EAST ALONG THE NORTH LINE OF SAID LOT 4 FOR 232.14 FEET; THENCE RUN SOUTH 09°38'37" EAST FOR 20.00 FEET; THENCE RUN SOUTH 80°25'50" WEST FOR 235.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE RUN NORTH 00°19'17" EAST FOR 20.00 FEET TO THE POINT OF BEGINNING.

Subject to existing easements, current taxes, restrictions, mortgages, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Exec. Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,This the 12th day of June, 19 98

ATTEST:

BWA Development Corp

By Hunter Williams (Seal)
Hunter Williams, Exec. Vice President

Secretary

STATE OF ALABAMA

JEFFERSON County }

I, the undersigned

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

hereby certify that Hunter Williamswhose name as Exec. Vice President of BWA Development Corp., 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)(she), 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 12th day of June, 19 98MY commission expires: 7-25-98

Notary Public

TOTAL P.02

Inst # 1998-22102

06/15/1998-22102
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 HCD 16.50