

Send Tax Notice To:
A.D.Chandler Co., Inc.
503-C Cahaba Park Circle
Birmingham, Alabama 35242
PID#

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Forty Thousand and 00/100 (\$40,000.00) Dollars

in hand paid to

BWA Development Corp.

an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

A.D.Chandler Co., Inc.

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 15, according to the Survey of Quail Ridge Subdivision, as recorded in
Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama.**

\$ 40000 of the purchase price of the property conveyed herein was paid from the proceeds of a mortgage loan of even date and executed simultaneously herewith. Said loan is intended to be second and subservient to any Construction Loan secured by the Grantee within Sixty (60) days of the date of this instrument for the purpose of the construction of a residential dwelling on the premises.

Subject to the Ad Valorem Taxes for the year 1999, due and payable. Said taxes are to be paid by the Grantor on or before the delinquent date of December 31, 1999.

for BWA Development Corporation.

Subject to the covenants, restrictions and conditions of record in the aforesaid Probate Office.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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.

Inst # 2000-00714

01/07/2000-00714
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **6th day of December, 1999**.

Attest:

BWA Development Corp.

Secretary

By: H. Williams
Hunter Williams, President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hunter Williams** and **BWA Development Corp.**, an Alabama Corporation, whose names as **President** and **Secretary** of **BWA Development Corp.**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this **6th day of December, 1999**.

Stephanie M. Callehan
Notary Public
My commission expires: 09/21/02 5-19-2002
S.M.C.

99137RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

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