

## CORPORATION WARRANTY DEED, INDIVIDUAL

## STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety Nine Thousand Nine Hundred and No/100 (\$99,900.00) and other valuable considerations to the undersigned GRANTOR(S), B & JENTERPRISES, LLP (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto Patrick Beverly, unmarried (hereinafter referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$99,900.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assign forever

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, B & J ENTERPRISES, LLP, has caused this instrument to be executed by Robert L. McKay, Partner and Jewel M. McKay, Partner, its duly authorized officer and its corporate seal affixed hereto and attested by its authorized office this the 2<sup>nd</sup> day of September, 2005.

ATTEST:

B & J ENTERPRISES, LLP

ROBERT L. MCKAY, PARTNER

JEWEL M. MCKAY, PARTNER

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that Robert L. McKay and Jewel M. McKay, whose name as Partners of B & J Enterprises, LLP, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officer and with full authority of the corporation, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 2<sup>nd</sup> day of September, 2005.

My Comm. Exp.:

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

MY COMMISSION EXPIRES 6/18/06

20050920000487350 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 09/20/2005 10:08:12AM FILED/CERT

## EXHIBIT "A"

Unit 17-2, in Windhover, a Condominium located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium, recorded on July 23, 1975, in Real Volume 1197, Page 689 in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637, in Real Volume 1385, Page 91, and in Real Volume 1388, Page 152, in Real Volume 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 85 and in Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama, and in Misc Book 12, Page 196 and Misc. Book 18, Page 28, in Misc. Book 18, Page 163, in Misc. Book 24, Page 465, in Misc. Book 24, Page 468, in Misc. Book 26, Page 329, and in Misc. Book 26, Page 337, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common elements of Windhover, a Condominium as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said units being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, Page 32; Map Book 111, Page 34, Map Book 115, Page 5; Map Book 116, Page 76; and Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 55, in Map Book 6, Page 133, in Map Book 7, Page 41, in Map Book 7, Page 81 and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama