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Title & Tittle.

Attorneys and Counselors at Law
Post Office Box 535
91760 Overseas Highway, Tavernier, Florida 33070
(305) 852-3206 - Facsimile (305) 852-3242

FRED TITTLE
CHARLES P. TITTLE

August 3, 1999

Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

700002954987--3
-08/09/99-01170-003
*****70.00 *****70.00

Re: All Keys Title Services, Inc.

Dear Sirs:

I am enclosing herewith the Articles of Incorporation for the above named corporation for filing.
I am also enclosing my escrow check in the amount of \$70.00 for the filing fees.

Your prompt attention to this matter would be appreciated.

Very truly yours,



Charles P. Tittle

encl/

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99 AUG -9 PM 4:11
SECRETARY OF STATE
TALLAHASSEE FLORIDA

NO COPY
8-13-99
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ARTICLES OF INCORPORATION

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME. The name of the Corporation is: **All Keys Title Services, Inc.**

ARTICLE II. DURATION. The duration of the corporation is perpetual.

ARTICLE III. NATURE OF BUSINESS. The general nature of the business to be transacted by this corporation is to manufacture, purchase or otherwise acquire and to own, mortgage, pledge, sell, assign, transfer or otherwise dispose of, and to invest in, trade in, deal in and with goods, wares, merchandise, real and personal property and services of every class, kind and description; except that it is not to conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telephone, telegraph or cemetery company, a building and loan association, fraternal benefit society, state fair or exposition.

ARTICLE IV. CAPITAL STOCK. The aggregate number of shares which the corporation is authorized to issue is 100 shares. Such shares shall have a par value of \$1.00 each.

ARTICLE V. VOTING RESTRICTION. Pursuant to a requirement of Attorneys' Title Insurance Fund, the title insurance underwriter for the corporation, any shares of stock owned by Charles P. Tittle and Carol Tittle, his wife, as tenants by the entirety, shall only be voted by Charles P. Tittle who is the authorized title agent for the corporation.

ARTICLE VI. REGISTERED OFFICE, PRINCIPAL OFFICE AND AGENT. The street and mailing address for the initial registered agent and principal office of the corporation is 91760 Overseas Highway, Tavernier, FL 33070, and the name of its initial registered agent at such address is Charles P. Tittle.

ARTICLE VII. BOARD OF DIRECTORS. The number of directors constituting the initial board of directors of the corporation are two (2). The names and addresses of the initial board of directors are:


Carol Tittle	194 Jasmine Street, Tavernier, FL 33070
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Charles P. Tittle	194 Jasmine Street, Tavernier, FL 33070
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ARTICLE VIII. INCORPORATOR. The name and address of the incorporator is:

Charles P. Tittle	194 Jasmine Street, Tavernier, FL 33070
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Executed by the undersigned at Tavernier, Florida on June 3, 1999.



Charles P. Tittle

STATE OF FLORIDA

COUNTY OF MONROE

I hereby certify that on this date, before me a Notary Public authorized in the State and County named above to take acknowledgments, personally appeared Charles P. Tittle, who after being duly sworn deposes and states that he/she is the individual who executed the foregoing Articles of Incorporation and that he/she executed the same freely and voluntarily for the uses and purposes therein expressed, and is personally known or produced _____, as identification.

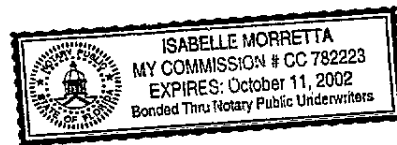
Witness my hand and official seal in the State and County last aforesaid on Aug 3, 1999.

Isabelle Morretta

Notary Public

Print, Stamp or Type Name

(SEAL)



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service for **All Keys Title Services, Inc.**, at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.

Q.T.

Registered Agent

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SECRETARY OF STATE
TALLAHASSEE FLORIDA