This instrument was prepared by

(Name) J. Gregg Scott, Jr. 451

(Address) 408 Half Moon Bend, Birmingham, Alabama 35206

WARRANTY DEED— LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars and no/100----------($100.00) and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. Gregg Scott, Jr. and wife Doris B. Scott

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scott and Wiggins Building Corporation

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

Lot 24-A, according to the re-survey of Lots 24 and 25, Block 1, according to the amended Map of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 7, page 58, in the Probate Office of Shelby County, Alabama.

Lot 26, Block 1, according to the survey of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, page 121, and amended by Map Book 5, page 123, in the Probate Office of Shelby County, Alabama.

BOOK 318 PAGE 326

As part of the consideration for the within grantee assumes and agrees to pay that certain mortgage indebtedness to Jefferson Federal Savings and Loan Association on Lot 24-A as recorded in Volume 386, page 495, in the Probate Office of Jefferson County, Alabama, in the approximate amount of $47,500.00.

Also, grantee assumes and agrees to pay that certain mortgage indebtedness to Jefferson Federal Savings and Loan Association on Lot 26 as recorded in Volume 386, page 501, in the Probate Office of Jefferson County, Alabama in the approximate amount of $48,500.00.

This conveyance is executed subject to all easements and restrictions of record.

19790312000030460 1/1 $.00
Shelby Cnty Judge of Probate, AL
03/12/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 22nd day of December, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 MAR 12 AM 8:42

Deed Tax 1.00
Rec. 1.50
Seal 1.00
3.50

(Seal) (Seal)

JUDGE OF PROBATE

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Gregg Scott, Jr. and wife Doris B. Scott whose names 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December A. D., 1978

Notary Public