

MAIL TAX NOTICE TO: Scott & Wiggins Building Corporation, 1442 Montgomery Highway,
Vestavia, Alabama 35216



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney at Law

(Address) 108 Chandalar Drive, Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00) DOLLARS

to the undersigned grantor, REYNOLDS & VARNER, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

SCOTT & WIGGINS BUILDING CORPORATION

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 6 and 14, according to the survey of Russet Bend, as recorded in Map Book 11
page 52 in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

Building set back line of 35 feet reserved from Russet Bend Drive as shown by plat.
Public utility easements as shown by recorded plat, including a 10 foot easement on
the Southeasterly side and a 7.5 foot easement on the Southwesterly side. (Lot 14)
Restrictions, covenants and conditions as set out in instrument recorded in Real 150
page 97 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book
139 page 424 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 157 page 617 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of February 19 88.

ATTEST:

REYNOLDS & VARNER, INC.

Mildred W. Reynolds Melvin R. Reynolds, President
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
88 FEB 11 AM 9:40

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned
State, hereby certify that Melvin R. Reynolds, President of Reynolds & Varner, Inc.,
whose name as 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, 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 9th day of February 19 88