

This instrument was prepared by

(Name) First Real Estate 1302
(Address) P.O. Box 9 Pelham, AL 35124



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-6600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby

That in consideration of Thirty Two Thousand and No/100-----(\$32,000.00)----- DOLLARS,

to the undersigned grantor, VALLEY BROOK DEVELOPMENT COMPANY

~~a corporation~~
a partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
J.D. Scott Construction Co., Inc.

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

Lot 32 according to the survey of Valley Brook, Phase II as recorded in Map Book 11, Page 64 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

BOOK 172 PAGE 114

1. Deed Tax \$ 32.00
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 35.50

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.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 28th day of January, 19 88

ATTEST:

STATE OF Alabama
I CERTIFY THIS INSTRUMENT WAS FILED

COUNTY OF Shelby
I, Undersigned

hereby certify that James E. Bishop
JUDGE OF PROBATE

By James E. Bishop
President

a Notary Public in and for said County, in said State,

whose name as President of Valley Brook Development Company
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 17th day of February, 19 88

Form ALA-32 (Rev. 12-74) P.O. Box 36577

Phyllis M. Houston
Notary Public