

This instrument prepared by

(Name) Doris B. Scott

(Address) 378 Laredo Drive, Birmingham, Alabama 35226

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Eight Hundred Sixty Three and 29/100 (\$3,863.29) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
~~XXXXXX~~ Florella B. Scott, A Widow

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

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

This conveyance executed subject to the following:

1. Taxes due in the year 1977 which are a lien but not due and payable until October 1, 1977.
2. Easement and building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, Page 466, & Volume 5, page 356, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 102, Page 52, and Volume 187, Page 377, in said Probate Office.
5. Restrictions contained in Misc. Volume 3, Page 458 and amended by Misc. Volume 3, page 873, in said Probate Office.
6. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 279, Page 57, in said Probate Office.



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Shelby Cnty Judge of Probate, AL
07/12/1977 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 and seals, this 27th day of June, 1977.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

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(Seal)

(Seal)

JUDGE OF PROBATE

(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 Florella B. Scott, a Widow whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D. 1977

Bonnie J. Jennings

Notary Public