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THIS INSTRUMENT PREPARED BY:



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Shelby Cnty Judge of Probate, AL
08/03/1978 12:00:00AM FILED/CERT

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-six Thousand, Five Hundred and no/100----- DOLLARS,

to the undersigned grantor, J. D. Scott Construction Co., Inc., a corporation,
in hand paid by Dorothy H. Chapman

the receipt of which is hereby acknowledged, the said
J. D. Scott Construction Co., Inc.

does by these presents, grant, bargain, sell and convey unto the said
Dorothy H. Chapman

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to the survey of Quail Run, as recorded in Map Book 7, Page 22, in the
Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

BOOK 314 PAGE 45

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Remington Drive;
3) Utility easements as shown on recorded map of said subdivision; 4) Restrictive covenants
and conditions filed for record on Nov. 29, 1977, in Misc. Book 22, Page 638;
5) Transmission line permits to Alabama Power Co. recorded in Deed Book 101, Page 523,
and in Deed Book 216, Page 103, in Probate Office; 6) Title to minerals underlying caption
lands with mining rights and privileges belonging thereto; 7) Agreement with Alabama Powe
Co. dated Aug. 11, 1977, recorded in Misc. Book 22, Page 834, and restrictive covenants
as to underground electrical distribution dated August 11, 1977, recorded in Misc. Book 22
Page 841, in Probate Office.

TO HAVE AND TO HOLD, To the said Dorothy H. Chapman, her
heirs and assigns forever.

And said J. D. Scott Construction Co., Inc. does for itself, its successors
and assigns, covenant with said Dorothy H. Chapman, her

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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

Dorothy H. Chapman, her
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said J. D. Scott Construction Co., Inc. by its
President, J. D. Scott, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 2nd day of August, 1978.

J. D. SCOTT CONSTRUCTION CO., INC.

ATTEST: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By J. D. Scott
J. D. Scott, President

1710 AUG -3 AM 11:00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
said State, hereby certify that J. D. Scott
whose name as President of J. D. Scott Construction Co., Inc.
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 2nd day of August, 1978.

ODOM, MAY & DEBUYS

[Signature]
Notary Public