

FILE NOT EXAMINED

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, Alabama 35236-0187

1681  
Send Tax Notice to:

(Name) J. D. Scott Construction Co., Inc.  
(Address) PO Box 9  
Palham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY TWO THOUSAND NINE HUNDRED AND NO/100TH (\$32,900.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
WALTON T. CONN, JR. AND WIFE, ALICIA M. CONN

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

J. D. SCOTT CONSTRUCTION COMPANY, INC.

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

Lot 30, according to the Resurvey of Valleybrook, Phase II, as recorded in Map Book 12 page 12 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

BOOK 231 PAGE 915

1. Deed Tax \$ 33.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 36.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27<sup>th</sup>  
day of FEBRUARY, 19 89

STATE OF ALA. SHELBY (Seal)  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED  
89 MAR 24 PM 3:25 (Seal)

Walton T Conn Jr (Seal)  
WALTON T. CONN, JR.  
Alicia M. Conn (Seal)  
ALICIA M. CONN (Seal)

STATE OF ALABAMA, Shelby County }  
JUDGE OF PROBATE } General Acknowledgment

I, THE UNDERSIGNED a Notary Public in and for said County,  
in said State, hereby certify that WALTON T. CONN, JR. AND WIFE, ALICIA M. CONN

whose name(s) ARE signed to the foregoing conveyance, and who ARE is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of FEBRUARY, 19 89

July 31, 1989

My Commission Expires:

First Al Bank

Shyllis H. Houston

Notary Public