

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

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

Send Tax Notice to:

(Name) Ted Allen Building Corporation
(Address) _____

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Six Thousand Seven Hundred and NO/100---(\$56,700.00)-----DOLLARS
to the undersigned grantor, J.D. Scott Construction Co., Inc. a corporation

(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 presentes, grant, bargain, sell and convey unto

Ted Allen Building Corporation

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama; to-wit:

Lot 7, accorind to the Survey of Indian Creek, Phase II, Sector I, as recorded in Map Book 14 page 89 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 1 and 9 according to the Survey of Indiancreek, Phase II, Sector II, as recorded in Map Book 14 page 89 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Purchaser acknowledges that Purchaser has been informed by Seller of sinkholes and soil conditions existing in Shelby County. Purchaser agrees that Seller shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property ro buildings. Purchaser does forever release Seller from any damages arising out of surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Purchaser and all persons, firms and corporations holding under or through Purchaser.

FULL AMOUNT OF WARRANTY DEED PAID FROM PROCEEDS OF MORTGAGE DEED FILED SIMULTANEOUSLY

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.

President, who is

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

this the 8th day of November, 19 90

ATTEST:

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

91 FEB 11 AM 10:13

STATE OF ALABAMA

Shelby County }

County }

JUDGE OF PROBATE

I,

Martha Noyes

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 8th day of November, 1990

MY COMMISSION EXPIRES MARCH 16, 1991

By J.D. Scott

1. Deed Tax	President	No Tax Paid
2. Mtg. Tax		
3. Recording Fee		\$ 2.50
4. Indexing Fee		\$ 3.00
5. No Tax Fee		\$ 7.00
6. Certified Fee		\$ 1.00
Total		\$ 7.50

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

Martha Noyes