

Send Tax Notice to:

DAN P. LUCAS
733 Whippoorwill Drive
Birmingham, AL. 35244

This Form Furnished by

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JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) JAMES A. HOLLIMAN ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$128,500.00) DOLLARS
to the undersigned grantor, SCOTIA CONSTRUCTION, 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 presents, grant, bargain, sell and convey unto DAN P. LUCAS

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

Lot 47, according to the Survey of Third Addition to Riverchase West, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$116,250.00 is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith. I CERTIFY THIS INSTRUMENT WAS FILED

1	Deed Tax	\$12.50
2	Mfg Tax	\$2.50
3	Ad Valorem Tax	\$2.50
4	Transfer Tax	\$2.50
5	Notary Fee	\$1.00
6	Other	\$0.00
Total		\$19.00

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JUDGE OF PROBATE

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 22nd day of March, 19 91

ATTEST:

SCOTIA CONSTRUCTION, INC

By

FRANK BEATON

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON
the undersigned authority

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

hereby certify that FRANK BEATON

whose name as President of SCOTIA CONSTRUCTION, 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 22nd day of March, 19 91.

My Commission Expires: 8-29-94

Notary Public