

MAIL TAX NOTICE TO:  
SCOTIA CONSTRUCTION, INC.  
736 Whippoorwill Drive  
Birmingham, AL 35244



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

323

This instrument was prepared by

(Name) James A. Holliman  
1610 4th Avenue North  
(Address) Bessemer, AL 35020

**WARRANTY DEED**

**STATE OF ALABAMA**

**JEFFERSON**

**COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Eight Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**Lance L. Goodson and wife, Melanie M. Goodson**

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

**SCOTIA CONSTRUCTION, INC.**

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

Lot 2302, according to the survey of Riverchase Country Club, 23rd Addition, map Book 10, Page 11, as shown in the records of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Taxes for the year 1991. (2) Restrictions in Misc. Volume 14, Page 536 and amended in Misc. Volume 17, Page 550 and Real Book 84, Page 334. (3) Restrictions in Real Volume 86, Page 543. (4) Covenants, easements, agreements, charges and liens in Misc. Volume 14, Page 536 and Misc. Volume 17, page 550. (5) 10 foot easement along West, south and east sides of subject property as shown on recorded plat. (6) Right-of-way to Alabama Power Company in Real Volume 83, Page 783. (7) Restrictions in favor of Alabama Power Company in Real 89, Page 991.

\*\*\*\*\*CONTINUED ON REVERSE SIDE\*\*\*\*\*

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 11th day of June, 1991

(SEAL)

Lance L. Goodson

(SEAL)

(SEAL)

Melanie M. Goodson

(SEAL)

(SEAL)

(SEAL)

**STATE OF ALABAMA**

**JEFFERSON**

**COUNTY**

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

**Lance L. Goodson and Melanie M. Goodson**

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are 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 11th day of June, A.D. 1991

John R. Holliman  
Notary Public

\*\*\*\*\*CONTINUED FROM FRONT\*\*\*\*\*

(8) Agreement with regard to underground residential utility distribution with Alabama Power Company in Real Volume 89, Page 988. (9) Mineral and mining rights in Deed Volume 121, Page 294 and Volume 127, Page 140.

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

91 JUN 14 AM 11:10

*John H. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	38.00
2. ...	5.00
3. ...	3.00
4. ...	1.00
5. ...	41.00

BOOK 348 PAGE 325

Return to: **JAMES A. HOLLIMAN, Attorney**  
Chase Commerce Park  
3821 Lorna Road, Suite 110  
BIRMINGHAM, AL 35244

TO

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF

Recording Fee \$

Deed Tax \$

This form furnished by



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