

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Randall Alan Scruggs
(Address) 2332 Woodland Circle
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND SIX HUNDRED FORTY AND NO/100ths----

to the undersigned grantor, Scotch Building & Development, Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Randall Alan Scruggs and wife, Elizabeth W. Scruggs

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama.

Lot 20, according to the survey of Woodland, as recorded in Map Book 16 Page 82 in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$123,450.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 my
now or hereafter exist or occur or cause damage to persons, property or 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 Purchasers.

Inst # 1992-28309

11/30/1992-28309
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 48.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES,
their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it VicePresident, Joe A. Scotch, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of November 1992

ATTEST:

Secretary

Scotch Building & Development Co., Inc.
By Joe A. Scotch, Jr.
Vice President
Joe A. Scotch, Jr.

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned
State, hereby certify that Joe A. Scotch, Jr.
whose name as Vice President of Scotch Building & Development 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,

a Notary Public is and for said County in said

Given under my hand and seal, this 23rd day of November

19 92

RICHARD D. MINK
MY COMMISSION EXPIRES
10-23-93

Notary Public