

The State of Alabama, }
SHELBY COUNTY, }

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of FIVE HUNDRED AND NO/100THS (\$500.00)-----

-----Dollars
to the undersigned grantor Scotch Building & Development Co., Inc. a Corporation

in hand paid by Marty Smith and wife, Claudia Smith
the receipt whereof is acknowledged I the said Scotch Building & Development Co., Inc. a Corporation

do grant, bargain, sell and convey unto the said Marty Smith and wife, Claudia Smith

the following described real estate, to-wit:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southwest Corner of Lot 2, Block 14 of Broken Bow, South as recorded in Map Book 11 page 82 in the Office of the Judge of Probate of Shelby County, Alabama, also being the Point of Beginning; thence run Easterly along the Southern line of Lot 2, Block 14 a distance of 120.11 feet to the Southeast corner of said lot; thence right 87 degrees 47 minutes 47 seconds Southerly along the prolongation of the East line of Lot 2 a distance of 5.14 feet; thence right 92 degrees 12 minutes 14 seconds parallel to the South line of Lot 2 a distance of 120.11 feet; thence right 87 degrees 48 minutes 03 seconds a distance of 5.15 feet North along the prolongation of the West line of Lot 2 to the Point of Beginning.

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to insured property or buildings.

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

Inst # 1994-09195

03/22/1994 09195
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MGD 14.00

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set My hand and seal, this 17th day of March 19 94

WITNESSES:

Scotch Building & Development Co., Inc.
BY: Joe A. Scotch, Jr., Vice President (Seal)
(Seal)
(Seal)
(Seal)

Inst # 1994-09195

THE STATE OF ALABAMA, }

County } I,

a in and for said County, in said State, hereby certify that

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

Given under my hand and seal, this day of A. D. 19

CORPORATE ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, Courtney H. Mason, Jr. a Notary Public in and for said County in said 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.

Given under my hand and official seal, this the 17th day of March, 1988.94

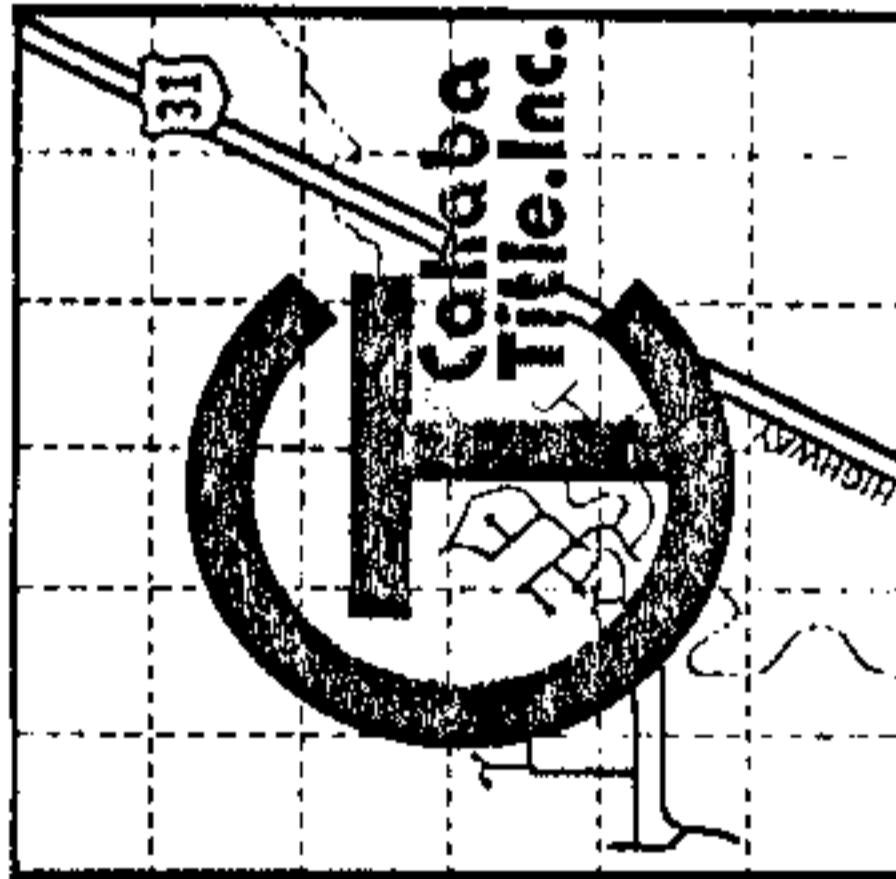
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

TO

WARRANTY DEED
STATUTORY

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

March Smith

Return to:

LEGAL DESCRIPTION

A parcel of land containing 618.62 square feet located in the SW 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southwest Corner of Lot 2, Block 14 of Broken Bow, South as recorded in Map Book 11, Page 82 in the Office of the Judge of Probate of Shelby County, Alabama, also being the Point of Beginning; thence run Easterly along the Southern line of Lot 2, Block 14 a distance of 120.11 feet to the Southeast corner of said lot; thence right 87 degrees 47 minutes 47 seconds Southerly along the prolongation of the East line of Lot 2 a distance of 5.14 feet; thence right 92 degrees 12 minutes 14 seconds parallel to the South line of Lot 2 a distance of 120.11 feet; thence right 87 degrees 48 minutes 03 seconds a distance of 5.15 feet North along the prolongation of the West line of Lot 2 to the Point of Beginning.

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