

This instrument Prepared by:

Lisa G. Pennington

1031 South 21st Street

Birmingham, AL 35205

Send Tax Notice To:

J.D. Scott Construction Co., Inc.

2560 N. Chandler Lane

Pelham, AL 35124

Inst # 1994-11691

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of  
Two hundred Ninety-six thousand 00/100 Dollars,  
to the undersigned grantor, Shades Ridge, Ltd., an Alabama Limited Partnership  
the receipt of which is hereby acknowledged, the said Shades Ridge, Ltd., an  
Alabama Limited Partnership, does by the presents, grant, bargain, sell and  
convey unto J.D. Scott Construction Co., Inc.  
- the following described real estate, situated in Shelby County,  
Alabama, to wit:

Lot(s) 5, 10, 11, 34, 40, 16, 15, 7, according to the  
survey of The Highlands. Second Sector, as recorded in Map Book 18  
at page 48 in the Office of the Judge of Probate of Shelby County,  
Alabama.

Subject to: (1) Current Taxes; (2) Subject to Declaration of Easements  
and Protective Covenants dated 3/22/94, recorded in Instrument #1994-  
09291 (3) Easement for public utilities, sanitary sewers, and storm  
ditches, and Building Line as shown by recorded map. (4) Mineral and  
mining rights excepted.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said J.D. Scott Construction Co., Inc.

Successors and assigns forever.  
its

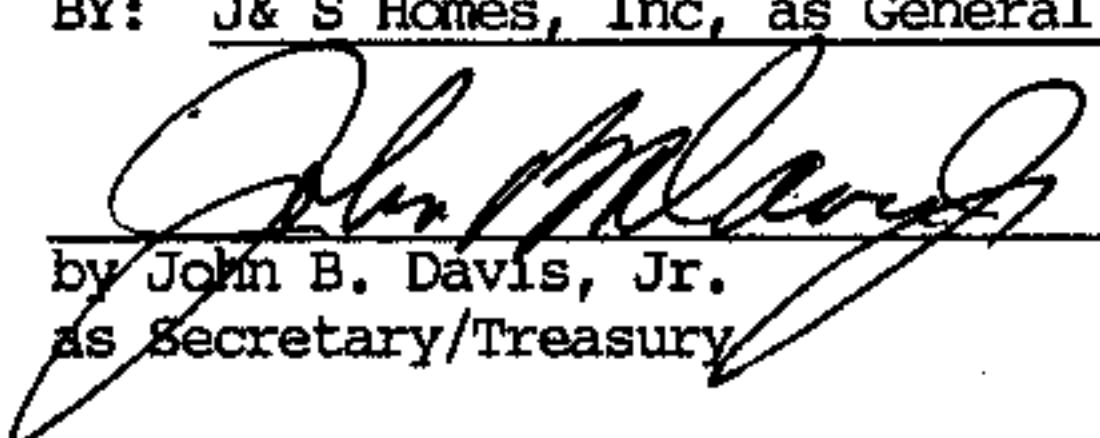
And said Shades Ridge, Ltd., an Alabama Limited Partnership, does for  
itself, its successors and assigns, covenant with said J.D. Scott Construction  
Co., Inc.

Successors 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  
J.D. Scott Construction Co., Inc., its successors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Shades Ridge, Ltd., an Alabama Limited  
Partnership, by its General Partner J & S Homes, Inc. who is authorized to  
execute this conveyance, has hereto set his signature and seal this the  
5th day of April 19 94.

SHADES RIDGE LTD., AN ALABAMA LIMITED  
PARTNERSHIP,

BY: J & S Homes, Inc, as General Partner

  
by John B. Davis, Jr.  
as Secretary/Treasury

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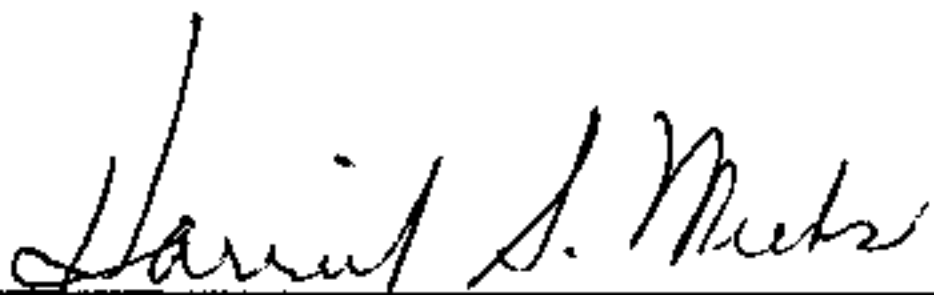
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SHELBY COUNTY JUDGE OF PROBATE  
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STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said County in said State, hereby certify that John B. Davis Jr. whose name as Sec./Treasurer of J & S Homes, Inc. a Corporation as General Partner of Shades Ridge, Ltd., an Alabama Limited Partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 5th day of April, 1994.

  
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NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 23, 1995

Inst # 1994-11691

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