

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED C O R R E C T E D

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY THOUSAND SEVEN HUNDRED SIXTY FIVE & NO/100---- (\$190,765.00) DOLLARS to the undersigned grantor, Scotch Building and Development Company, Inc. a corporation, (herein referred to as the 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 Patricia D. Ditcharo, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 10, 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.

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

\$152,612.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 conveyed property or buildings.

GRANTEES' ADDRESS: 2337 Woodland Circle, Birmingham, Alabama 35242.

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE ADDRESS OF THE PROPERTY.

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, 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.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of January, 1994.

Scotch Building and Development Company, Inc.
By: Joe A. Scotch, Jr.
Joe A. Scotch, Jr., Vice President

02/01/1994-03367
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 47.00

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

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 the Vice President of Scotch Building and Development, 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 27th day of January, 1994

Notary Public
04/11/1994-11867
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1994-03367

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