

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Robert A. Cole
Janice G. Cole
3013 Piper Way
Hoover, AL 35244

Inst # 1994-17576

06/01/1994-17576
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
903 MC3 35.00

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWELVE THOUSAND TWO HUNDRED SEVENTY-FOUR AND NO/100, (\$212,274.00), DOLLARS, in hand paid to the undersigned, J. D. Scott Construction Co., Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Robert A. Cole and spouse, Janice G. Cole, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 13, according to the survey of The Highlands, 1st Sector, as recorded in Map Book 17, Page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1994.
2. Building setback line of 35 feet reserved from Piper Way as shown by plat.
3. Public easements as shown by recorded plat, including 25 feet on the Southerly corner of lot and 10 feet on the Westerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Map Book 17, Page 100 and as Instrument #1993-28823 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 186, Page 357 in Probate Office.
6. Easements as set out in Real 24, Page 565 between Helen Crow Mills, Robert H. Carlson, III, Geraldine C. Belt and Richard D. Reese, dated November 26, 1984, and as amended in Real 144, Page 335 dated July 22, 1987.

\$191,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

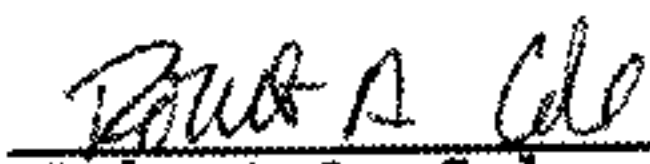
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is J. D. Scott, who is authorized to execute this conveyance, has hereto set their signatures and seals, this 24th day of May, 1994.

J. D. Scott Construction Co., Inc.


BY: J. D. Scott (SEAL)
ITS: President
GRANTOR

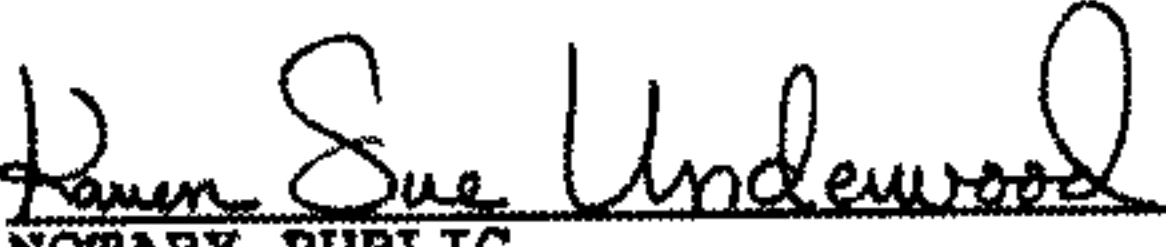

Robert A. Cole (SEAL)
GRANTEE


Janice G. Cole (SEAL)
GRANTEE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. D. Scott whose name as President of J. D. Scott Construction 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 officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of May, 1994.


NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES JUNE 23, 1997

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert A. Cole and spouse, Janice G. Cole, whose names are signed to the foregoing conveyance as GRANTEES, 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 24th day of May, 1994.

Ramon Sue Underwood
NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES JUNE 23, 1997

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