

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND & NO/100----
(\$138,000.00) DOLLARS to the undersigned grantor, Scotch Building & Development
Co., 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 Elizabeth F. Denning, a
single individual (herein referred to as GRANTEE, whether one or more), the
following described real estate, situated in Shelby County, Alabama:

Lot 4, Block 14, according to the map of Broken Bow South, as recorded in Map
Book 11 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.

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.

\$131,100.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4808 Keith Drive, Birmingham, Alabama 35242.

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 23rd day of September, 1994.

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

09/28/1994-29429
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 15.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, Peggy I. Murphree, 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 & 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 23rd day of September, 1994

Peggy I. Murphree
Notary Public

Inst # 1994-29429