

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

**THIS STATUTORY WARRANTY DEED** is executed and delivered on this 10<sup>th</sup> day of April, 1995, by **LAKE HEATHER DEVELOPMENT CO., INC.**, an Alabama corporation (hereinafter called "Grantor"), in favor of **RICHARD B. SCOTT AND NANCY C. SCOTT** (hereinafter called "Grantees").

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00), in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, the following described real property (the "Property"), situated in Shelby County, Alabama:

Lot 13, according to the Survey of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121 A/B/C, in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 75,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to:

1. Ad valorem taxes due and payable October 1, 1995, and all years thereafter;
2. Fire district dues and library dues as and when due and payable;
3. 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 Book 5, Page 355 and Deed Book 4, Page 442 and Deed Book 48, Page 427 in Probate Office;
4. Covenants and provisions regarding Road Improvements as set out in the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc., recorded in Inst. #1992-18226 in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants attached to and made a part of the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc., recorded as Inst. #1992-18226, as amended by Inst. #1992-26078 in the Probate Office of Shelby County, Alabama;
6. Private Subdivision Agreement with the City of Hoover, recorded in Inst. #1992-26077 in the Office of the Judge of Probate of Shelby County, Alabama.
7. Deed and Agreement by and between, Metropolitan Life Insurance Company, Inverness Point Homeowners Association, Inc., and the City of Hoover, in regard to sanitary sewage treatment facility as recorded in Real 314 Page 561 and Agreement and Assignment as recorded in Real 328 page 64 and supplemental deed and agreement in Real 365 Page 876 in Probate Office.

**TOGETHER WITH** a nonexclusive easement to use the private roadways, Access Easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded at Inst. #1992-18226, as amended by Inst. #1992-26078, in the Probate Office of Shelby County, Alabama.

Inst # 1995-10148

04/19/1995-10148  
11:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 12.00

Grantor shall not be liable for and Grantees, jointly and severally, hereby waive and release Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantees or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

**TO HAVE AND TO HOLD**, unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of revision.

**IN WITNESS WHEREOF**, the undersigned Grantor, **LAKE HEATHER DEVELOPMENT CO., INC.**, by its authorized officer has executed this instrument as of the day and year first above written.

**LAKE HEATHER DEVELOPMENT CO., INC.**,  
an Alabama corporation

By: *[Signature]*  
Inst # 1995-10148  
Its 20051027

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

04/19/1995-10148  
11:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 12.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles L. Huaroun, whose name as President of **LAKE HEATHER DEVELOPMENT CO., INC.**, an Alabama corporation, 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.

GIVEN under my hand and seal this the 10th day of April, 1995.

[NOTARIAL SEAL]

*Judy K. Knight*  
Notary Public  
My Commission Expires: 2-19-99

This instrument prepared by:

Howard Donovan, Esq.  
1 Independence Plaza  
Suite 510  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Richard B. Scott  
507 Heatherwood Drive  
Birmingham, Alabama 35244