

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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This instrument was prepared by:

(Name) Karen Scott
(Address) P. O. Box 627
Helena, AL 35080

Send Tax Notice to:

(Name) Karen Scott
(Address) P. O. Box 627
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$28,000.00 (Twenty Eight Thousand and no/100) ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Scott Gold Co., Inc.
(herein referred to as grantors), do grant, bargain, sell and convey unto
William E. Scott and Karen B. Scott

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 2 and 3, according to the Survey of Chandalar South Office Park, as recorded in
Map Book 6, Page 135 in the Probate Office of Shelby County, Alabama.

Subject to:

- Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;

Building setback line of 30 feet reserved from Chandalar Park and Chandalar Drive
(Lot 2) and 30 feet reserved from Chandalar Park (Lot 3) as shown by plat;

Public utility easements as shown by recorded plat, including a 10 foot easement on
the North, Northwesterly and Southwesterly sides of Lot 2 and a 10 foot easement on
the North side of Lot 3;

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 101, Page 512 and Deed Book 108, Page 378 in Probate Office;

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264,
Page 28 in Probate Office; and,

- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 29th
day of May, 19 97.

WITNESS

Deborah L. Norman (Seal)

Jana L. Cunningham (Seal)

(Seal)

William E. Scott (Seal)
William E. Scott, Its President

Karen B. Scott (Seal)
Karen B. Scott, Its Secretary/Treasurer

(Seal)

STATE OF ALABAMA

County }

General Acknowledgment

I, Lisa Pennington, a Notary Public in and for said County, in said State, hereby
certify that William E. Scott & Karen B. Scott/Scott Gold Co., Inc. whose name are ----- signed to the foregoing
conveyance, and who are ----- known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,
are ----- executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of May, A.D., 1997

MY COMMISSION EXPIRES FEB. 23, 1999

My Commission Expires:

Lisa Pennington
Notary Public