

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 290E
Birmingham, AL 35223

Send Tax Notice to:
J. K. SCOTT COMPANY, INC.
JAMES KENNETH SCOTT
~~1805 QUARRY ROAD~~ 33 Creek Run
SYLACAUGA, AL 35151
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY SIX THOUSAND TWO HUNDRED TWENTY AND NO/100 (\$66,220.00) and other good and valuable consideration, paid to the undersigned grantor, JWS, L.L.C., an Alabama limited liability corporation, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said JWS, L.L.C., an Alabama corporation (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto J. K. SCOTT COMPANY, INC. (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Tara Subdivision, Sector One, as recorded in Map Book 24, Page 72 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the non-exclusive use of a 50 foot easement for ingress, egress and utilities, according to survey recorded in Map Book 24, Page 72 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

The above property is conveyed subject to:
Ad valorem for 1998 and subsequent years not yet due and payable until October 1, 1998.
Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of JWS, L.L.C., and same have not been modified or amended.

\$242,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have caused this statutory warranty deed to be executed this 15th day of September, 1998.

GRANTOR:


JWS, L.L.C.


ANTHONY JOSEPH, MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that ANTHONY JOSEPH, whose name as Member of JWS, L.L.C., an Alabama limited liability corporation, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he as such member and with full authority executed the same voluntarily for and as the act of said limited liability corporation.

Given under my hand and office seal of office this the 15th day of September, 1996.


Notary Public
My Commission Expires: 5-28-99

09/23/1998-37189
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 9.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-37189