

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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STATE OF ALABAMA)  
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

ROBERT K. PHILLIPS  
101 ROSEWOOD CIRCLE  
CALERA, AL 35040

Inst # 1998-49892

12/13/1998-49892

11:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 11.50

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of FIVE HUNDRED and 00/100 DOLLARS (\$500.00) DOLLARS to the undersigned grantor, MARENGO BUILDING & DEVELOPMENT, INC., a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SCOTCH BUILDING & DEVELOPMENT CO., INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE MAP OF MARENGO, SECTOR ONE, AS RECORDED IN MAP BOOK 22, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 7 1/2 FOOT EASEMENT(S) ON WEST SIDE OF LOT; 35 FOOT BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1997-21472.
4. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN INST. NO. 1997-38301, INST. NO. 1997-38302, INST. NO. 1997-38303, INST. NO. 1997-38304, INST. NO. 1997-38305, INST. NO. 1997-38306, INST. NO. 1997-38307, INST. NO. 1997-38308, INST. NO. 1997-38309 AND INST. NO. 1997-38310.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; that it 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, MARENGO BUILDING & DEVELOPMENT, INC., by its PRESIDENT, JOE A. SCOTCH, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of December, 1998.

MARENGO BUILDING & DEVELOPMENT, INC.

By: 

JOE A. SCOTCH, JR., PRESIDENT

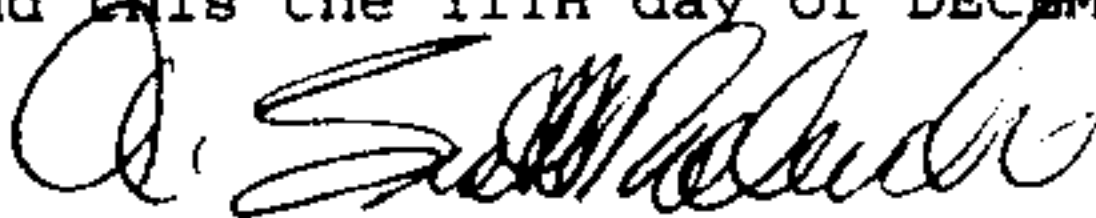
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE A. SCOTCH, JR., whose name as PRESIDENT of MARENGO BUILDING & DEVELOPMENT, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 11TH day of DECEMBER, 1998.



Notary Public

My commission expires:

5-20-00

Inst 4 1998-49892

12/15/1998-49892  
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