

STATE OF ALABAMA)
COUNTY OF SHELBY)

TITLE NOT CHECKED

✓ Send Tax Notice To:

J. Gregg Scott, Jr.
5069 Lake Crest Circle
Birmingham, Al. 35226

12/21/1998-50812

12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 220.50

CORPORATE GENERAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Nine Thousand Three Hundred and 00/100's Dollars (\$209,300.00) cash, and the assumption of the outstanding mortgage indebtedness to Regions Bank (formerly known as First Alabama Bank) in the approximate amount of Two Hundred Sixty-Two Thousand Five Hundred Dollars (\$262,500.00), comprising a total consideration for this transfer in the amount of Four Hundred Seventy-One Thousand Eight Hundred Dollars (\$471,800.00) the receipt of which is hereby acknowledged, the undersigned grantor, **Scott & Wiggins Building Corporation** (formerly known as **Gregg Scott Construction Company, Inc.**), a corporation, (herein referred to as **GRANTOR**) does grant, bargain, sell and convey to **J. Gregg Scott, Jr. and wife, Doris B. Scott**, as Tenants in Common, (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 35 according to the Survey of Greystone, 7th Sector, Phase IV., as recorded in Map Book 21, page 38 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways and common areas, as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to all recorded or unrecorded easements, liens, right-of-way, and other matters of record in the Probate office of Shelby County, Alabama.

Mineral and mining rights excluded.

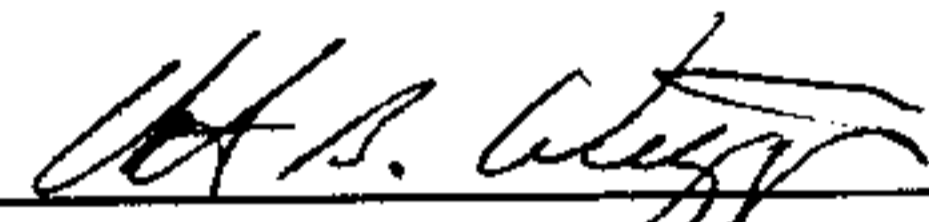
TO HAVE AND TO HOLD, To the said **GRANTEE**, their heirs and assigns forever.

1998-50812

The **GRANTOR** does for itself, its successors and assigns, covenant with **GRANTEE**, their heirs, and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances other than shown herein; 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 **GRANTEE**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of December, 1998.

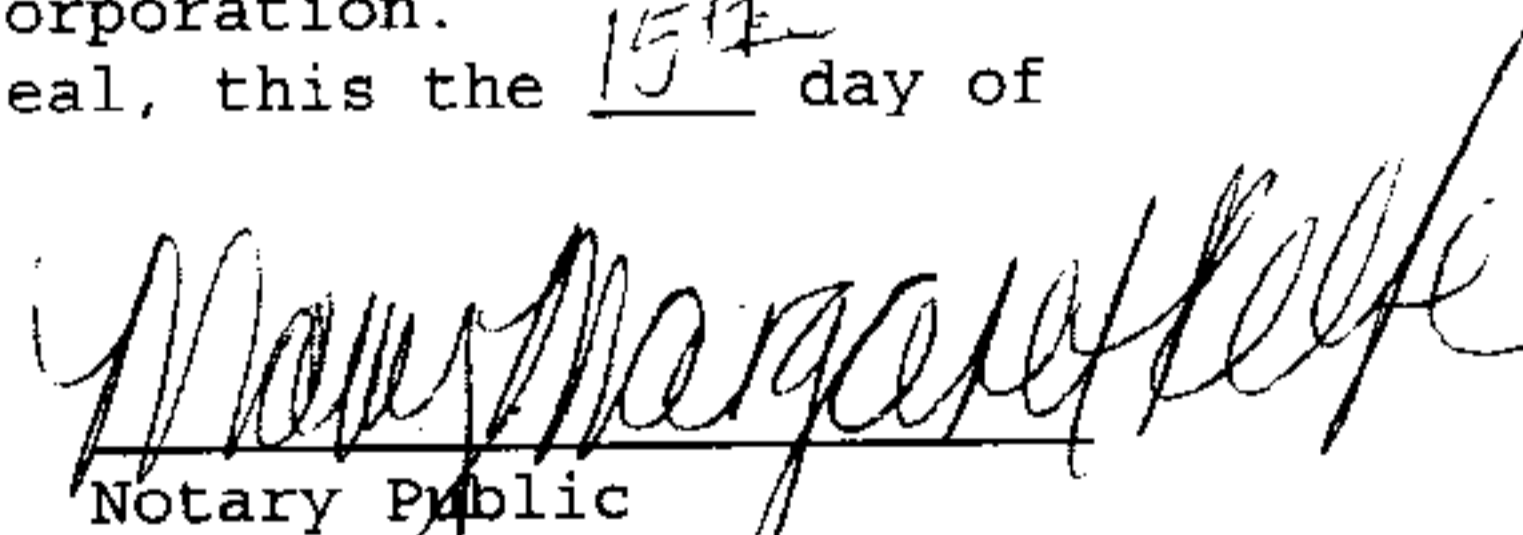
Scott & Wiggins Building Corporation
(formerly Gregg Scott Construction
Company, Inc.)

By: 
Victor B. Wiggins
Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Victor B. Wiggins**, whose name as President of Scott & Wiggins Building Corporation (formerly Gregg Scott Construction Company, 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 this 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 15th day of December, 1998.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES
8-22-2000

THIS INSTRUMENT PREPARED BY:
Steve E. Martin
2700 Highway 280 E., Suite 310
Birmingham, Alabama 35223
(205) 414-0011

Inst # 1998-50812

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