

Total Services, Inc.

P.O. Box 380894

Shan al 35238

This instrument was prepared by

C. Stephen Trimmier  
2737 Highland Avenue South  
Birmingham, Alabama 35205

99070033

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Jefferson COUNTY

That in consideration of Seventy five thousand and 00/100 dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. we  
Richard B. Scott and wife, Nancy C. Scott

herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Total Services, Inc.

herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit.

See Schedule "A" attached hereto and by this reference made a part hereof.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property and as set out in Inst. 1995-10148. Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 a 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 said 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 14th day of July 1999

(Seal) \_\_\_\_\_ (Seal)  
Richard B. Scott  
(Seal) \_\_\_\_\_ (Seal)  
Nancy C. Scott  
(Seal) Inst # 1999-29796 (Seal)

(Seal) 07/16/1999-29796  
09:44 AM CERTIFIED (Seal)  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 13.50

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY  
James P. Harris, a Notary Public in and for said County, in said State, hereby certify that  
Richard B. Scott and wife, Nancy C. Scott

whose name(s) 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July A.D. 1999

Notary Public, Alabama State At Large  
My Commission Expires January 21, 2002

\_\_\_\_\_  
Notary Public

Schedule A

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. TOGETHER WITH AN 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.

SUBJECT TO:

1. AD VALOREM TAXES DUE AND PAYABLE OCTOBER 1, 1999, 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 AND #1999-1346 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.

Inst # 1999-29796

07/16/1999-29796  
09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDE CRH 13.50

File No: 99070033

*Handwritten signature/initials*