

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & Paden  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

ANGELA D. SCOTT  
137 ST. CHARLES DRIVE  
HELENA, AL 35080

Inst. # 2000-15585  
05/11/2000-15585  
08/02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
102 1996 12:50

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED and 00/100 (\$135,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, LEWIS N. HOWARD, JR. and VICKIE D. HALL (HOWARD), HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANGELA D. SCOTT, A SINGLE WOMAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 62, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR FIVE, AS RECORDED IN MAP BOOK 20, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM ST. CHARLES PLACE AS SHOWN BY PLAT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1996-7453 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 233 PAGE 503 AND 586 IN PROBATE OFFICE.
6. 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 233 PAGE 503, DEED BOOK 58, PAGE 65 AND INST. #1994-36801 IN PROBATE OFFICE.

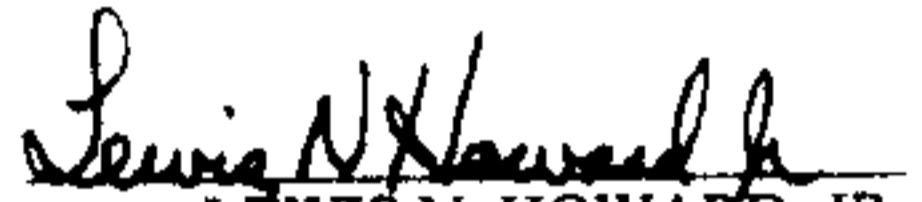
7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 20,  
PAGE 143.
8. ENCROACHMENT OF BLOCK WALL ONTO AND OFF OF THE LAND AS SHOWN  
ON SURVEY BY AMOS CORY AND ASSOCIATES, DATED 11/14/96.

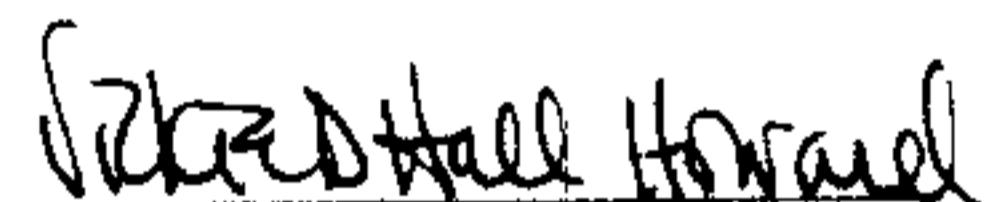
\$134,392.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES, 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LEWIS N. HOWARD, JR. and VICKIE D. HALL (HOWARD), HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of April, 2000.

  
LEWIS N. HOWARD, JR.

  
VICKIE D. HALL (HOWARD)

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEWIS N. HOWARD, JR., VICKIE D. HALL (HOWARD) whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>th</sup> day of APRIL, 2000.

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

My commission expires: 7/11/02

Inst \* 2000-15585

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002 1446 12.50