

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice To:

Vestavia Building & Remodeling, Inc.
1520 Badham Drive
Birmingham, AL 35216

TITLE NOT CHECKED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Thirty-Six Thousand Six Hundred Seven Dollars and 69/100's (\$136,607.69), the receipt of which is hereby acknowledged, the undersigned grantor, **Scott & Wiggins Building Corporation, a corporation**, (herein referred to as **Grantor**) does grant, bargain, sell and convey to **Vestavia Building & Remodeling, Inc.**, (herein referred to as **Grantee**), the following described real estate, situated in Shelby County, Alabama to-wit:

Parcel 1:

Lots 20, 22, & 104, according to the Survey of Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page 24, A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 2:

Lots 8 & 21, according to the Survey of Camden cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to the Following:

All recorded easements, liens, right-of-way, and other matters of public record in the Probate office of Shelby County, Alabama.

Mineral and mining rights excluded.

Ad Valorem taxes for the current year.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the property.

Parcel 1 is subject to that certain mortgage from Grantor to Doris B. Scott, which was filed for record on May 3, 2000, and recorded as Instrument #2000-15096 in the Probate Office of Shelby County, Alabama, which said mortgage (the present balance of which is \$160,544.16) the Grantee assumes and agrees to pay according to the terms and conditions thereof.

TO HAVE AND TO HOLD, to the said **Grantee**, its successors and assigns forever.

IN WITNESS WHEREOF, the said **Grantor** by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 5th day of July, 2000.

Scott & Wiggins Building Corporation

By: [Signature]
Its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Victor B. Wiggins**, whose name as

Inst # 2000-22675

07/07/2000-22675
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 148.00

President of **Scott & Wiggins Building Corporation**, 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 5th day of July, 2000.

Steve E. Martin

Notary Public

My Commission Expires 11/13/02

THIS INSTRUMENT PREPARED BY:

Steve E. Martin
2700 Highway 280 E., Suite 310
Birmingham, Alabama 35223
(205) 414-0011

282-s&w-vbr-deed

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SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 148.00