

This instrument was prepared by:

Joe A. Scotch  
Birmingham, Al.

Send Tax Notice to:

Scotch Building & Dev.  
503 C Cahaba Park Cir  
Birmingham, Al 35242

**CORPORATION WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Thirty Two Thouand (\$32,000.00) DOLLARS to the undersigned grantor, Shady Hollow Development, Inc. a corporation (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto H & T Homebuilders, Inc. (herein referred to as GRANTEE), whether one or more, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 1, according to the Final Plat Sunset Lake, Phase 1, as recorded in Map Book 29, page 68, in the Probate Office of Shelby County, Alabama.

A ten (10) foot wide easement is reserved for permanent subdivision signage along area C1.

This conveyance is subject to taxes, and easements and restrictions of record.

**The above recited cosideration was paid from a Mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And the said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims or all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Secretary, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 18<sup>th</sup> day of February, 2002.

Shady Hollow Development, Inc

BY

Secretary

Inst # 2002-11196  
03/08/2002-11196  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
000 MCB 15.00

STATE OF ALABAMA  
SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Joe A. Scotch, Jr., whose name as Secretary of Shady Hollow Development, Inc. 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, as such officer and with full authority, executed same voluntarily for and as the act of said coporation.

Given under my hand and official seal, this 18<sup>th</sup> day of February, 2002.

2/2004  
My Commission Expires

George J. Scotch  
Notary Public

Inst # 2002-11196

03/08/2002-11196  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 15.00