

**Prepared By:**  
Landvest Title, Inc.  
Two Chase Corporate Center  
Suite 120  
Birmingham, AL 35244

**Send Tax Notice:**  
Wendy and Jerry Scarborough  
5033 Bent River Trace  
Birmingham, AL 35216

## WARRANTY DEED

**THIS DEED**, made and entered into this the 3<sup>rd</sup> day of February, 2004, by and between The Construction Group, Inc., herein called the "**GRANTORS**", and Wendy Scarborough and Jerry Scarborough, wife and husband, herein called "**GRANTEES**":

**WITNESSETH:**

**THAT FOR AND IN CONSIDERATION** of the sum of

three hundred and eighty thousand Dollars (\$380,000.00),

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto said Grantees, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Lot 216, according to the Survey of Bent River Commons, Sector 2, as recorded in Map Book 25, Page 25, in the Probate Office of Shelby County, Alabama.


**SUBJECT TO TAXES FOR 2004 AND SUBSEQUENT YEARS.**  
**SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS,**  
**ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR**  
**VISIBLE ON SAID PROPERTY.**

**TO HAVE AND TO HOLD** unto the said Grantees, her heirs and assigns forever.

Grantors do for ourselves and for our Heirs, Executors and Administrators covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

**IN WITNESS WHEREOF**, the said The Construction Group, Inc., Grantors, has/have hereto set his/her/their signature(s) and seal this the 3<sup>rd</sup> day of February.

  
Grantor

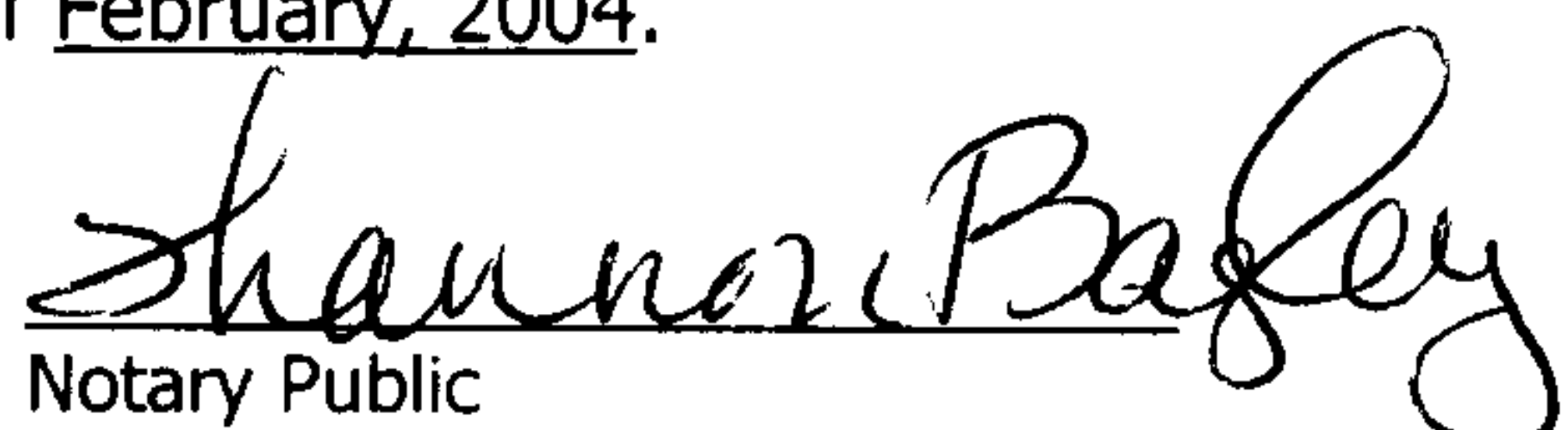
\_\_\_\_\_  
Grantor

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned Notary Public, hereby certify that, The Construction Group, Inc., Grantors, whose name(s) is/are signed to foregoing conveyance, and who is/are known to me, acknowledge before me on this day that , being informed of the contents of the foregoing conveyance, he/she/they executed the same voluntarily.

Given under my hand and seal this the 3<sup>rd</sup> day of February, 2004.

My Commission Expires: 8/24/07

  
Notary Public

