



20040212000072870 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/12/2004 10:17:00 FILED/CERTIFIED

This instrument was prepared by:

Joe A. Scotch
Birmingham, Al.

Send Tax Notice to:

Scotch Building & Dev. Co.
110 Scotch Drive, Ste 101
Birmingham, Al 35242

CORPORATION WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration Thirty Five Thousand and No/100 (\$35,000.00) 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 **Scotch Building & Development Co., Inc.** (herein referred to as GRANTEE), whether one or more, the following described real estate, situated in Shelby County, Alabama to-wit:

Lots 6 according to the final plat of Sunset Lake, Phase Two A, as recorded in Map Book 31 Page 73, in the Probate Office of Shelby County, Alabama.

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

The full consideration quoted above 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 10th day of November, 2003.

Shady Hollow Development, Inc.

BY: 

Secretary

Calabasas Title, Inc.

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 corporation.

Given under my hand and official seal, this 30th day of JANUARY, _____.

11-6-04
My Commission Expires

Kary H. Jeff
Notary Public