


Send tax notice to:

SCOTCH HOMES & LAND DEVELOPMENT
GROUP, INC.
360 SCOTCH CLEMMER WAY
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2009013


20090112000009620 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
01/12/2009 01:16:22PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) in hand paid to the undersigned, HENRY LEMOS and INGRID CAMPO-LEMONS, husband and wife (hereinafter referred to as "Grantor") by SCOTCH HOMES & LAND DEVELOPMENT GROUP, INC. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

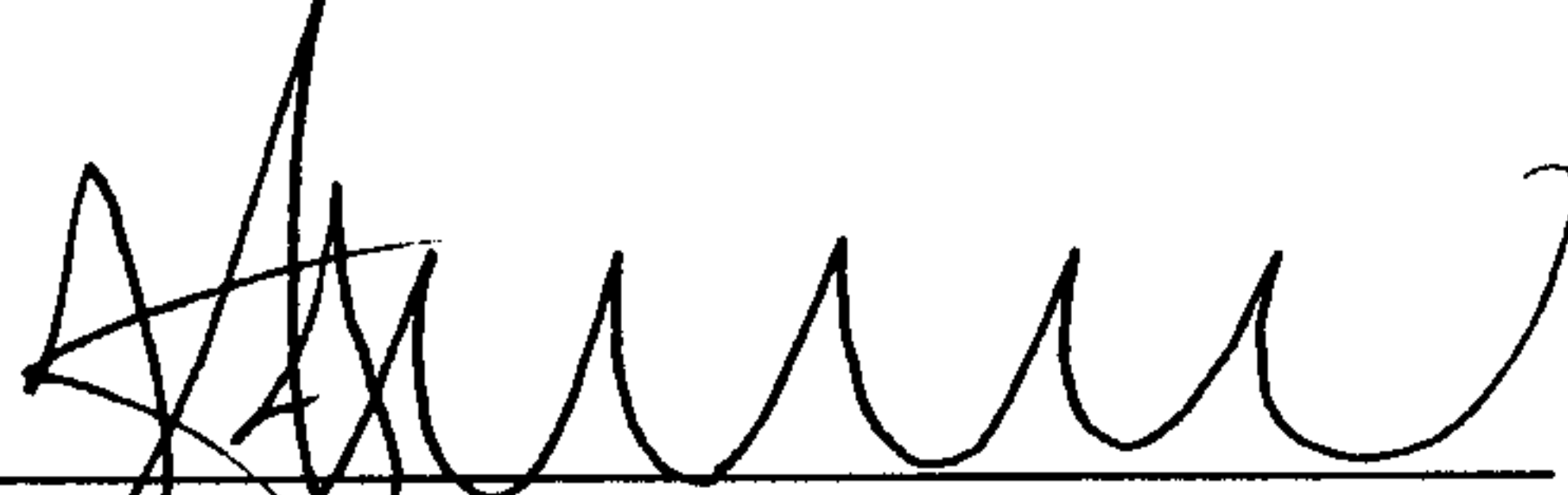
LOT 27, ACCORDING TO THE SURVEY OF OLD VIRGINIA, AS RECORDED IN MAP BOOK 7 PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; LESS AND EXCEPT THE EAST 10 FEET THEREOF; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. BULDING SETBACK LINE OF 20 FEET RESERVED FROM OLD TAVERN ROAD AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 30 PAGE 362 IN THE PROBATE OFFICE.
4. EASEMENT(S) TO SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 320 PAGE 895 AND DEED BOOK 320 PAGE 924 IN THE PROBATE OFFICE.
5. EASEMENT(S) FOR SEPTICK TANK AND FIELD LINES AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 327 PAGE 271 IN THE PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 7 PAGE 117 IN THE PROBATE OFFICE.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of January, 2009.

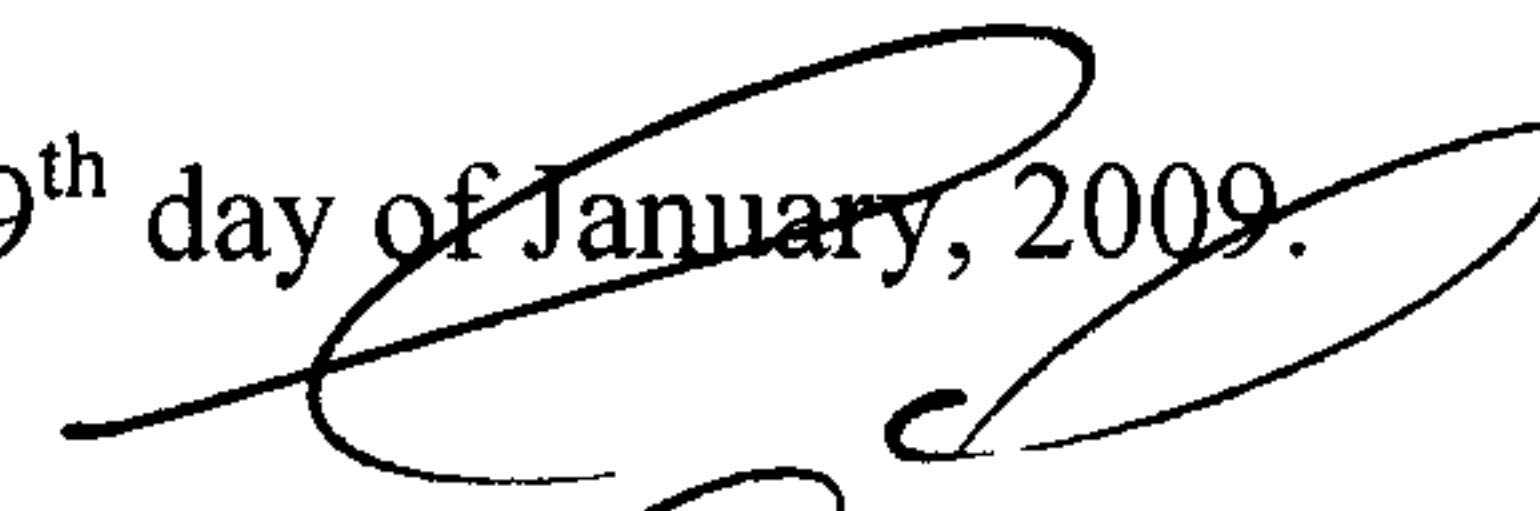

HENRY LEMOS


INGRID CAMPO-LEMONS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HENRY LEMOS and INGRID CAMPO-LEMONS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of January, 2009.


Notary Public
Print Name: Charles J. Stewart
Commission Expires: APRIL 13 2012
ALABAMA
NOTARY PUBLIC
13-12