

This instrument was prepared by:
Gerald S. Topazi, Sr.
145 Biltmore Drive
Birmingham, Alabama 35242

Send Tax Notice To:
Gerald S. Topazi, Sr.
145 Biltmore Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Three Hundred Ninety Thousand Four Hundred Dollars (\$390,400.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Scotch Building & Development Co., Inc., an Alabama corporation (the "Grantor"), does hereby grant, bargain, sell and convey unto Gerald S. Topazi, Sr. and Mary P. Topazi, husband and wife (the "Grantees"), as joint tenants with right of survivorship, the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A &B, in the Probate Office of Shelby County, Alabama.

It is expressly understood and agreed that this conveyance is made subject to the following:

1. Taxes due and payable October 1, 2012, and in subsequent years.
2. Easements and building lines as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by Grantor, including release of damages.

TO HAVE AND TO HOLD to the Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) if one Grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and its

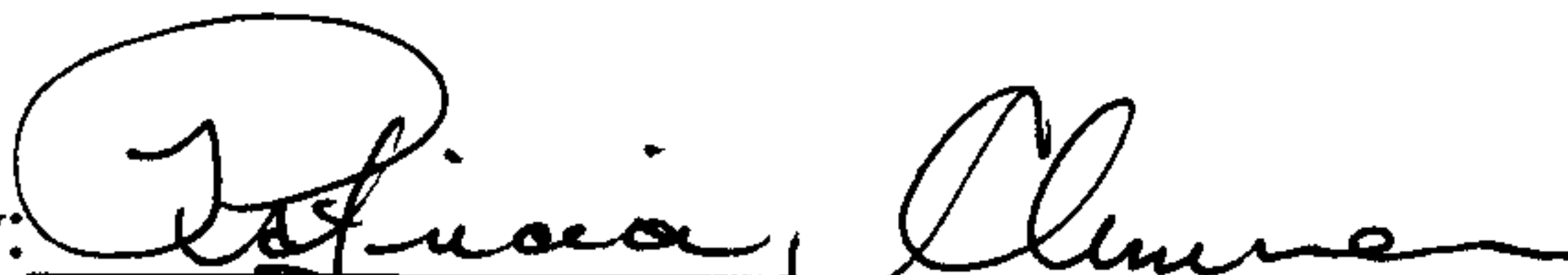


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Shelby Cnty Judge of Probate, AL
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successors and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on this the 25 day of January, 2012.

Scotch Building & Development Co., Inc.

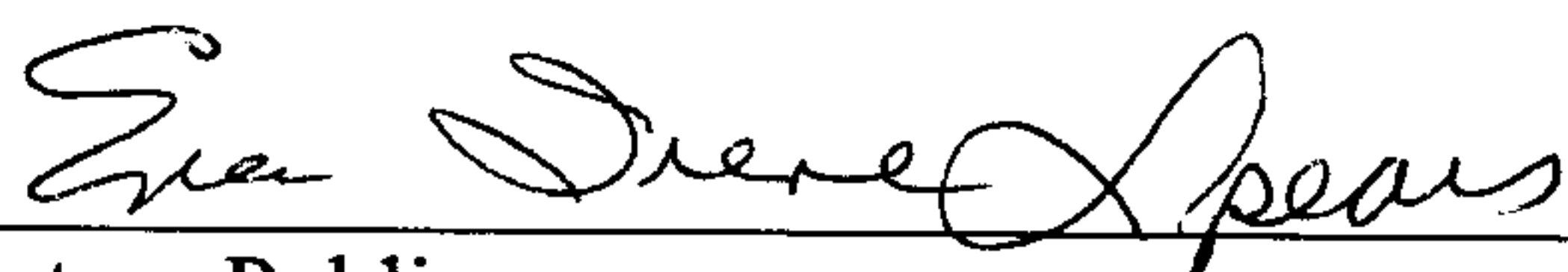
By: 
Name: Patricia Clemmer
Title: Vice President

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PATRICIA CLEMMER, whose name as Vice President of Scotch Building & Development Co., Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 25th day of January, 2012.


Notary Public
My Commission Expires: 6-4-13
[SEAL]