

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
2154 Highland Avenue
ADDRESS: Birmingham, Alabama 35205

421
19800213000017830 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/13/1980 00:00:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Fifty-eight Thousand, Five Hundred and No/100-----Dollars
to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by Richard J. Lorenz, III and Kathleen D. Lorenz
the receipt whereof is acknowledged, the said J. D. Scott Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Richard J. Lorenz, III and Kathleen D. Lorenz
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:
Lot 26, according to the survey of Woodland Hills, First Phase, Fifth Sector, as recorded
in Map Book 7, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes ; (2) Transmission Line Permit to Alabama Power Company
recorded in Deed Book 107, Page 526; (3) Restrictions, conditions and covenants recorded in
Misc. Book 31, Page 490; (4) Transmission Line Permit to Alabama Power Company and
South Central Bell recorded in Deed Book 321, Page 911; (5) Building setback line of 35 feet
reserved from Mountain Parkway as shown by plat; (6) Public utility easements as shown by
recorded plat, including a 15 foot easement through and along the easterly side, and north-
easterly side and a 25 foot easement widening to a larger easement at the northeasterly side

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Richard J. Lorenz, III and Kathleen D. Lorenz
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), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said J. D. Scott Construction Co., Inc. does for itself, its successors
and assigns, covenant with said Richard J. Lorenz, III and Kathleen D. Lorenz, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
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 said Richard J. Lorenz, III and Kathleen D. Lorenz, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction Co., Inc.

signature by J. D. Scott has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 8th day of February, 1980.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott, Vice President

ODOM, MAY & PARTNER, ATTORNEYS
P. O. BOX 600
BIRMINGHAM, ALABAMA 35205
Secretary.

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

CORPORATION
WARRANTY DEED

TO

19800213000017830 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
02/13/1980 00:00:00 FILED/CERTIFIED

State of Alabama

SHELBY COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. D. Scott, whose name as President of the J. D. Scott Construction Co., Inc., a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of February, 1980.

[Signature]

Notary Public

STATE OF ALA. SHELBY CO.
FEB 13 1980

10:0 FEB 13 AM 8:39

Security 400-612

Deed 8.50
Rec. 3.00
Incl. 1.00
12.50