

James J. Odon, Jr.
(Name) 2154 Highland Avenue
Birmingham, Alabama 35255
(Address)

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Shelby Cnty Judge of Probate, AL
07/10/1980 00:00:00 FILED/CERTIFIED

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Sixty-nine Thousand, Nine Hundred and No/100-- DOLLARS,

to the undersigned grantor, J. D. Scott Construction Co., Inc. a corporation,
in hand paid by

James R. Shroyer

the receipt of which is hereby acknowledged, the said J. D. Scott Construction Co., Inc.

does by these presents, grant, bargain, sell and convey unto the said James R. Shroyer

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 69, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

(1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto as described in Deed Book 259, Page 171 and Deed Book 246 Page 97; (3) Right-of-way to Colonial Pipe Line recorded in Deed Book 223, Page 431; (4) Public utility easements as shown by recorded plat, including a 10' easement on the east for utilities and Plantation Pipe Line easement (5) Building setback line of 35 feet reserved from Portsouth Lane, as shown by plat; (6) Right-of-way to Alabama Power Company recorded in Deed Book 3, Page 11; (7) Restrictions, covenants and conditions recorded in Misc. Book 29, Page 557; (8) Agreement for Underground Residential Distribution with Alabama Power Company recorded in Misc. 29, Page 440 and covenants regarding same in Misc. Book 29, Page 406; (9) Plantation Pipe Line easements as shown by Deed Book 112, Page 320 and Misc. Book 26, Page 104.

\$50,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said James R. Shroyer, his

heirs and assigns forever.

And said J. D. Scott Construction Co., Inc. does for itself, its successors and assigns, covenant with said

James R. Shroyer, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 said

James R. Shroyer, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said J. D. SCOTT CONSTRUCTION CO., INC. by its

President, J. D. Scott

has hereto set its signature and seal, this the 9th day of July, 1980.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

Secretary

By J. D. Scott, President

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 J. D. Scott Construction Co., Inc. a corporation, 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 the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of July, 1980.

Notary Public

Home Federal S-T.
1980 Blacklock Dr.
Bh- 35226