

(Name) Willis H. Foster

This instrument was prepared by

(Address) 5328 South Broken Bow Drive
Birmingham, Alabama 35243(Name) Michael J. Romeo, Attorney At Law(Address) 900 City Federal Building, Birmingham, Al. 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Four Thousand Five Hundred Dollarsto the undersigned grantor, Scotch Building and Development Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey untoWillis H. Foster and wife Sieglinde M. Foster

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 6, Block 2, according to the survey of Broken Bow as recorded in
Map Book 7, Page 145 in the Probate Office of Shelby County, Alabama

Subject to:

1. Ad Valorem
2. 35 Foot Building Line as shown by recorded Map
3. 10 Foot Easement on rear as shown by recorded Map
4. Restrictions recorded in Misc. Volume 30, Page 957 in the Probate Office of Shelby County, Alabama.
5. Right of Way to South Central Bell recorded in Volume 320, Page 916 in said Probate Office.
6. Mineral and Mining rights and rights incident thereto recorded in Volume 81, Page 171 in said Probate Office.

BOOK 347 PAGE 585

\$74,500.00 of the purchase price stated above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Joe A. Scotch, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May, 1983

ATTEST:

Scotch Building and Development Company, Inc.By Joe A. Scotch, Jr. Vice PresidentSTATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Joe A. Scotch, Jr. a Notary Public in and for said County in said
State, hereby certify that Joe A. Scotch, Jr.
whose name as Vice President of Scotch Building and Development Company, 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

24th

day of

May

1983

Notary Public