

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Six Thousand Nine Hundred and 00/100 (\$96,900.00) to the undersigned grantor, J. R. SCOTT CONSTRUCTION COMPANY, INC. a corporation, (hereinafter referred to as GRANTOR does by these presents, grant, bargain, sell and convey unto ALLEN C. MANN, JR. and ROSA W. MANN (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 9, in Block 1, according to the Survey of Sunny Meadows, Phase 2, as recorded in Map Book 8, page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, and right of ways of record.

\$60,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President J. R. SCOTT, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September, 1983.

J. R. SCOTT CONSTRUCTION COMPANY, INC.

ATTEST:

J. R. SCOTT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. R. SCOTT President of J. R. SCOTT CONSTRUCTION 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 30th day of September, 1983.

8/27/86

Notary Public

THIS INSTRUMENT WAS PREPARED BY
J. DAN TAYLOR/SMYER, WHITE,
TAYLOR, EVANS & SANDERS
2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
Allen C. Mann, Jr.
5325 Cottage Circle
Birmingham, AL 35243

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 OCT -6 AM 10:39

W. H. 437-497

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JUDGE OF PROBATE

Send TAX 37.00

Rec 1.50

Ind 1.00

39.50