

SEND TAX NOTICE TO:

(Name) Gordon L. Scott
(Address) Connie N. Scott
4740 Copena Drive
Helena, AL 35080

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Four Thousand Three Hundred Ninety and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard W. Benson, d/b/a Benson Custom Homes, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gordon L. Scott and Connie N. Scott

(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 7, according to the Survey of Indian Woods Forest, Fourth Sector, as recorded in Map Book 14, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$122,340.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed is not the homestead of the grantee or his spouse

1	Deed Tax	<u>12.50</u>	
2			
3		<u>2.50</u>	
4		<u>3.00</u>	
5			
6		<u>1.00</u>	
Total		<u>19.00</u>	<u>17.50</u>

TO HAVE AND TO HOLD Unto the said 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) 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my

hand(s) and seal(s), this 17th

day of April, 19 91

WITNESS:

(Seal)

91 MAY -8 AM 10:09

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Richard W. Benson, d/b/a Benson Custom Homes

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17th

day of April

A. D., 19 91

CORLEY, MONCUS & WARD, P.C.