

Send Tax Notice To:

Robert Lee Russell

4826 Keith Drive

Birmingham, AL 35242

PID# 58-10-1-12-0-009-076

Inst # 1993-26443

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

**One Hundred Twenty-Three Thousand and 00/100'S \*\*\* (\$123,000.00)**

to the undersigned Grantor,

**Scotch Building and Development Co., Inc.**

a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

**Robert Lee Russell and Amy M. Russell**

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 1, Block 14, Broken Bow South Subdivision, as recorded in Map Book 11 page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.**

**\$116,850.00** of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to conveyed property or buildings.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

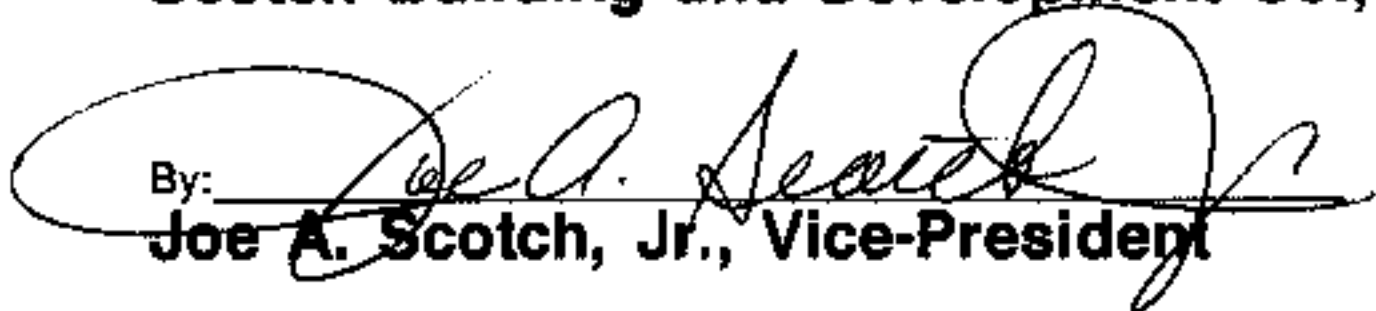
**TO HAVE AND TO HOLD,** To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive 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 Grantee, his, her or 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

09/01/1993-26443  
09:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.50

IN WITNESS WHEREOF, the said Grantor by its Vice-President, who is authorized to execute this conveyance, hereto set its signature and seal this 18th day of August, 1993.


Scotch Building and Development Co., Inc.

By:   
Joe A. Scotch, Jr., Vice-President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, 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 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 18th day of August, 1993.

  
Notary Public  
My commission expires: 09/21/94

93312SH

This instrument prepared by:  
W. Russell Beals, Jr., Attorney at Law  
BEALS & ASSOC., P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35243

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