

Prepared by:
Duell Hunt, LLC
2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

Send tax notice to: Russell M. McMillan
1209 Ash Cove
Alabaster, Al. 35007

CORPORATION FORM WARRANTY DEED JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THOUSAND AND NO/100** (\$60,000.00) Dollars to the undersigned Grantor **Scotch Homes & Land Development Group, Inc.**, an Alabama corporation (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Russell K. McMillan and Lynn W. McMillan

(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 6AA, according to the Survey of Pineywood Estates, as recorded in Map Book 42, Page 59 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$223,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor by its President George Thompson, who is authorized to execute this conveyance, has hereto set its signature and seal this the 29 day of April, 2011.

SCOTCH HOMES & LAND DEVELOPMENT GROUP,
INC.

By:



WAYNE J. SCOTCH, JR., President

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Wayne J. Scotch, Jr., whose name as President of Scotch Homes & Land Development Group, 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 29 day of April, 2011.


NOTARY PUBLIC

My commission expires:

11/5/2013

