

State of Alabama

SHELBY County

2682

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWELVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS to the undersigned grantor, Dunwar Development Company, Incorporated, a corporation, in hand paid by Horace Elton Scott and wife Betty Scott the receipt whereof is acknowledged, the said Dunwar Development Company, Incorporated, a corporation does by these presents, grant, bargain, sell, and convey unto the said Horace Elton Scott and wife Betty Scott as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 8, Block 2 of Dunwar Estates Subdivision, Calera, Alabama, as recorded in Map Book 3, page 154, in the Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD said property unto the said Horace Elton Scott and wife Betty Scott 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said Dunwar Development Company, Incorporated, a corporation does for itself, its successors and assigns, covenant with said Horace Elton Scott and wife Betty Scott, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except ad valorem taxes for the year 1961; 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 Horace Elton Scott and wife Betty Scott, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Dunwar Development Company, Incorporated, a corporation has hereunto set its signature by L. H. Delony its President, who is duly authorized, on this 1ST day of MARCH - 1961

ATTEST:
Clarence E. Giles
Secretary.

By L. H. Delony
Vice-President.

BOOK 214 PAGE 467

ALABAMA
CORPORATION
ARRANTY DEED
RIGHT OF SURVIVORSHIP

TO

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within deed was
filed in this office for record the 27th day
of March at 10 o'clock AM
and recorded in Book 214 Record Page 468
and the Mortgage Tax of \$ 12.50 has been paid.
Deed Tax of \$ 1.25
Conrad M. Fowler
Judge of Probate
Fee \$ 4.45

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of Alabama
Jefferson County

I, J. M. OLIVER, a Notary Public in and for said
county in said state, hereby certify that L. H. Delony,
whose name as President of the Dunwar Development Company, Incorporated,
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 1st day of MARCH - 1961

J. M. Oliver
Notary Public
STATE OF ALABAMA
Comm Exp 4-21-64



BOOK 214 PAGE 468

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed
for record in this office on the 27th day of March 1961 at 10 M. o'clock, and
recorded in Book 214 at page 468 on the 27th day of March 1961.
Mortgage Tax 12.50 Deed Tax 1.25 has been paid.

Conrad M. Fowler
Judge of Probate