

This instrument prepared by

(Name) Joe Scotch

(Address) 5353 Highway 280 South, Birmingham, Alabama

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

See mtg 323-828

That in consideration of Forty Thousand one hundred and no/100 (\$40,100.00) Dollars and the execution of a purchase money mortgage for \$6,900.00, to the grantor

to the undersigned grantor, Scotch Building and Development Company, Inc. a 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

Edward P. Galt, Jr. and wife, Elaine F. Galt

(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 18 in Block 1 according to the Survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5 page 121, and amended by Map Book 5 page 123, in Probate Office of Shelby County, Alabama.

This conveyance is subject to:

1. Taxes for 1973 and subsequent years.
2. Restrictive covenants and conditions filed for record on 30th January 1973 and recorded in Misc. Book 3 page 468 and amended 1st March 1973 and recorded in Misc. Book 3 page 873.
3. 35 foot building set back line from Altadena South Drive & Altadena South Way.
4. Utility Easement across South and East side of said lot as shown on recorded Map of said subdivision.
5. Transmission line permit to Alabama Power Company dated 19th April 1957 and recorded in Deed Book 187 page 377 and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated 30th January 1973 and recorded in Deed Book 279 page 57 in Probate Office.
6. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
7. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.



19730910000050700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1973 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

Conrad M. B. B. B.

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 SEP 10 AM 8:50
Read Sep 13.00

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, together with every contingent remainder and right of reversion. 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, 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of September 19 73

ATTEST:

Scotch Building and Development Co., Inc.

By [Signature] President

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned Wayne J. Scotch a Notary Public in and for said County in said State, hereby certify that whose name as President of Scotch Building and Development 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 7th day of September

[Signature] Notary Public