

This instrument was prepared by

(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Building, Birmingham, Alabama 35203

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,

5344

That in consideration of Thirty Five Thousand Five Hundred and No/100----- Dollars

to the undersigned grantor, SCOTCH BUILDING & DEVELOPMENT CO., 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

THOMAS N. PILLAR and wife, PATRICIA H. PILLAR

(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 65, in Block 1, according to Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, on Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes in the year 1974.
2. Restrictive Covenants and Conditions filed for record on August 1, 1972, in Misc. Book 2, page 224.
3. 35 foot building set back line from Willow Bend Road.
4. 7.5 foot utility easement across North side and 10 foot utility easement across East side of said lot as shown on recorded map of said subdivision.
5. Transmission line permit to Alabama Power Company dated May 9, 1940 and recorded in Deed Book 108, page 378 and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co. dated Nov. 22, 1972, and recorded in Deed Book 277, page 640 in said Probate Office.
6. Permit to South Central Bell recorded in Deed Book 276, page 39, in said Probate Office.

\$20,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
05/07/1974 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

U.C.C. FILE NUMBER OR

REC. BK. & PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
MAY - 7 AM 8:39
1974

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 Vice President, Joe A. Scotch, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May 19 74.

ATTEST:

SCOTCH BUILDING & DEVELOPMENT CO
INC.

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

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 & 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, 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 2nd day of May 19 74.

Notary Public

My Commission Expires July 8, 1975