

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 5353 Highway 280 South, Birmingham, Alabama 35243

Form 1-1-7 Rev. 1-66

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,

That in consideration of Two Thousand and NO/100 - - - - - Dollars, and other good and valuable considerations including the assumption of a \$39,000.00 mortgage, herinafter described, to the undersigned grantor, Scotch Building & Developement 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

Wayne C. Herring and Wife, Joyce H. Herring

(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 12, Block 2, according to the survey of Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, Page 121, in the Probate Office of Shelby County, Alabama and amended by Map Book 5, Page 123, in said Probate Office.

This Conveyance is subject to:

- 1) Taxes due October 1, 1974.
- 2) Easements and building line as shown by recorded map.
- 3) Mineral and mining rights and rights incident thereto recorded in Volume 4, page 466 and Volume 5, page 356, in the Probate Office of Shelby County, Alabama.
- 4) Easement to Alabama Power Co. recorded in Volume 102, page 52 and Volume 187, page 377, in said Probate Office.
- 5) Restrictions contained in Misc. Volume 3, page 468 and amended by Misc. Volume 3, page 873, in said Probate Office.
- 6) Easement to Alabama Power Co. and Southern Bell Telephone and Telegraph Company recorded in Volume 279, page 57, in said Probate Office.
- 7) That certain mortgage executed by Scotch Building and Developement Company, Inc. to Home Federal Savings and Loan Association, dated May 17, 1974, recorded in Mortgage Volume 339, page 290, in Probate Office of Shelby County, Alabama.

The Grantees herein agree to assume and pay that certain mortgage on the above described property executed by Scotch Building and Developement Company, Inc. to Home Federal Savings and Loan Association, recorded in Mortgage Volume 339, page 290, in Probate Office of Shelby County, Alabama.

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,

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,

who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of May 19 74

SCOTCH BUILDING AND DEVELOPEMENT COMPANY, INC.

By *Joe A. Scotch* President

Secretary

ATTEST
I, *John H. Herring*,
Notary Public in and for the State of Alabama,
do hereby certify that the foregoing is a true and correct copy of the original as shown above.
JUDGE OF PROBATE
J. H. Herring
JUL 30 AM 9:05
1974

the undersigned State, hereby certify that Joe A. Scotch, Jr. whose name as Vice President of Scotch Building and Developement 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,

a Notary Public in and for said County: in said

Given under my hand and official seal, this the 20 day of May 19 74



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Shelby Cnty Judge of Probate, AL
05/30/1974 12:00:00AM FILED/CERT

My commission expires August 21, 1977