

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

19751111000062930 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/11/1975 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-four Thousand, Five Hundred and No/100-----Dollars

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by Joe W. Kelley, Jr. and Annette B. Kelley
the receipt whereof is acknowledged, the said J. D. Scott Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Joe W. Kelley, Jr. and Annette B. Kelley
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 25, according to Survey of Hunter's Glen, First Addition, as recorded in Map Book 6, on Page 56, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record in Misc., Book 11, Page 433; (3) A 50 foot building set back line from Fox Hound Trail; (4) A 10 foot utility easement on east side and 7.5 foot utility easement on south side of said lot as shown on recorded map; (5) Transmission line permits to Alabama Power Company recorded in Deed Book 127, Page 394 and in Deed Book 131, Page 322; (6) Permit to South Central Bell Telephone Company recorded in Deed Book 292, Page 621.

\$42,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Joe W. Kelley, Jr. and Annette B. Kelley, 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 J. D. Scott Construction Co., Inc. does for itself, its successors and assigns, covenant with said Joe W. Kelley, Jr. and Annette B. Kelley, their heirs and assigns, that it 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 Joe W. Kelley, Jr. and Annette B. Kelley, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction Co., Inc.

signature by J. D. Scott has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 7th day of November, 1975.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott
J. D. Scott, Vice President

Secretary.

620 North 22nd Street
Birmingham, Alabama 35203

TO

CORPORATION

WARRANTY DEED

2,500
300
2,200

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. D. Scott, whose name as President of the J. D. Scott Construction Co., Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge 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 November, 1975.

Leanne J. [Signature]
Notary Public

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Shelby Cnty Judge of Probate, AL
11/11/1975 12:00:00AM FILED/CERT

STATE OF ALA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 NOV 11 AM 8:28
Jesse Jay 2,500
Cornel M. [Signature]
JUDGE OF PROBATE

857 PAGE 562 BOOK