

This instrument was prepared by

(Name) Virginia Hicks as an employee of Jackson Company

(Address) 100 Office Park Drive Birmingham, Alabama 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Four Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Elton M. Palmer and wife, Winona Palmer

(herein referred to as grantors) do grant, bargain, sell and convey unto

Victor Richard Scott and wife, Cynthia M. Scott

(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 2, Block 2, according to First Sector, Indian Valley, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem tax for the year 1976.

35 foot building line; 7.5 foot easement on rear and East as shown by recorded map.

Restrictions recorded in Volume 258, page 257, in the Probate Office of Shelby County, Alabama. Right of Way to Alabama Power Company recorded in Volume 102, page 55; Volume 111, page 266; Volume 119, page 297; Volume 129, page 565 and Volume 102, page 53, in said Probate Office. Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 265, page 458, in said Probate Office. Easement to Alabama Power Company by T C I Railroad Company dated 11-27-36.

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



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Shelby Cnty Judge of Probate, AL
01/05/1976 12:00:00AM FILED/CERT

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of December, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

Elton M. Palmer

Winona Palmer

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elton M. Palmer and wife, Winona Palmer

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D., 1975

Notary Public.