

THIS INSTRUMENT PREPARED BY:

NAME: William H. Halbrooks
2117 Magnolia Avenue
ADDRESS: Birmingham, Alabama

3140

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-three Thousand Five Hundred (\$43,500.00)-----Dollars
to the undersigned grantor, Scott & Williams Co., Inc.
a corporation, in hand paid by Roger T. Lewis and wife, Frances K. Lewis
the receipt whereof is acknowledged, the said Scott & Williams Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said Roger T. Lewis and wife,
Frances K. Lewis

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 4, according to Valley Dale Estates as recorded in Map Book 4, Page 90,
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. Right of way to Alabama Power Company recorded in Volume 101, page 550;
Volume 197, page 359; Volume 230, page 857, in the Probate Office of
Shelby County, Alabama.
3. Right of way to Shelby County, Alabama, recorded in Volume 135, page 366,
in said Probate Office.
4. Mineral and mining rights and rights incident thereto.

\$39,150.00 of the above purchase price has been paid from a mortgage loan
closed simultaneously herewith.



19760312000021200 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Roger T. Lewis and wife, Frances K. Lewis,
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 Scott & Williams Co., Inc. does for itself, its successors
and assigns, covenant with said Roger T. Lewis and wife, Frances K. Lewis, 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 Roger T. Lewis and wife, Frances K. Lewis, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Scott & Williams Co., Inc. has hereunto set its
signature by A. C. Scott its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 11th day of March, 1976.

ATTEST:

SCOTT & WILLIAMS CO., INC.

By

Secretary.

Vice President

GUARANTY SVGS LN ASSN
2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

4.50
3.00
1.00
8.50

GUARANTY SVGS LN ASSN
2012 SECOND AVENUE NORTH
BIRMINGHAM ALA

State of Alabama
JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that A. C. Scott, whose name as President of the Scott & Williams 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 11th day of March, 1976.

William H. Halbrook
Notary Public

19760312000021200 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR 12 PM 9:15
Deed fee 4.50
Conveyance
JUDGE OF PROBATE

015 PAGE 510
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BOOK