

THIS INSTRUMENT PREPARED BY:

13587

NAME: CORLEY & HALBROOKS

ADDRESS: 2117 Magnolia Avenue, Birmingham, Alabama

4950

19760510000041290 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/10/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

*see Mtg 254 - Page 315*

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

Forty-Seven Thousand and No/100 Dollars

to the undersigned grantor, Scott & Williams Company, Inc.  
a corporation, in hand paid by Roger E. Green and wife, Patricia A. Green  
the receipt whereof is acknowledged, the said Scott & Williams Company, Inc.

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

Roger E. Green and wife, Patricia A.  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 28, according to Survey of VALLEY FORGE, as recorded in Map Book 6,  
on Page 60, in the Probate Office of Shelby County, Alabama.  
Situated in the Town of Alabaster, Shelby County, Alabama.

Subject to

1. Current taxes.
  2. Restrictive covenants and conditions filed for record in Sept. 23, 1975,  
in Misc. Book 12, Page 756.
  3. 35-foot building set back line from Independence Drive.
  4. 10-foot utility easement on South and West sides of said lot as  
shown on recorded map of said subdivision.
  5. Permit to South Central Bell Telephone Company, dated July 10, 1975,  
and recorded in Deed Book 294, Page 582, in Probate Office.
  6. Such state of facts as would be disclosed by an accurate survey and  
inspection of the premises.
- \$37,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

BOOK 298 PAGE 524

TO HAVE AND TO HOLD Unto the said Roger E. Green and wife, Patricia A. Green  
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 Company, Inc. does for itself, its successors  
and assigns, covenant with said Roger E. Green and wife, Patricia A. Green  
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 E. Green and wife, Patricia A. Green  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Scott & Williams Company, Inc.

signature by A. C. Scott has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 26th day of April, 1976.

ATTEST:

*Scott & Williams Company Inc.*  
By *[Signature]*  
Secretary. Vice President

213 N 20th St.

TO

CORPORATION

WARRANTY DEED

10.00  
3.00  
1.00  
14.00

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 A. C. Scott, whose name as President of the Scott & Williams Company, 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 26th day of April, 1976.

*William H. Halbert*  
Notary Public

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19760510000041290 2/2 \$.00  
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05/10/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 MAY 10 AM 7:22  
*Deed Feb 10 1976*  
*Conrad M. Stender*  
JUDGE OF PROBATE