

THIS INSTRUMENT PREPARED BY:

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

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

*57691*  
**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

**State of Alabama**

**SHELBY COUNTY;**

*See Mtg 355-72*

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
Forty-seven Thousand, Nine Hundred and No/100-----Dollars  
to the undersigned grantor, J. D. Scott Construction Co., Inc.  
a corporation, in hand paid by Charles D. Hedrick and Evelyn C. Hedrick  
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

Charles D. Hedrick and Evelyn C. Hedrick  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby

County, Alabama, to-wit:

Lot 43, according to Survey of Valley Forge, as recorded in Map Book 6, 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 in Misc.  
Book 12, Page 756; (3) A 50 foot building set back line from Old Boston Road and 35 foot  
from Colonial Drive; (4) Utility easement as shown by recorded map; (5) Permit to  
South Central Bell Telephone Company recorded in Deed Book 294, Page 582.

53

~~Part~~ \$36,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

299

~~800X~~ TO HAVE AND TO HOLD Unto the said Charles D. Hedrick and Evelyn C. Hedrick  
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 Charles D. Hedrick and Evelyn C. Hedrick, 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 Charles D. Hedrick and Evelyn C. Hedrick, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

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

has hereunto set its  
signature by J. D. Scott its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 27th day of May, 1976.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott,

President

Secretary.

1030 Braddock Drive  
Birmingham, Ala. 35226

TO

CORPORATION

**WARRANTY DEED**

12.00  
3.00  
1.00  
16.00

**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 appears below, 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 27th day of May, 1976.

*James Olson* Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1976 JUN - 1 AM 10: 11

Deed Due 12<sup>00</sup>  
Conveyance  
JUDGE OF PROBATE



19760601000050730 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/01/1976 12:00:00AM FILED/CERT

BOOK 299 PAGE 94

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.