

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

1283

19760730000071590 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/30/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 356-654

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

Forty Seven Thousand Two Hundred Thirty Four and no/100-----Dollars
to the undersigned grantor, J. D. Scott Construction Company, Inc.
a corporation, in hand paid by Walter V. Allen and Patricia B. Allen
the receipt whereof is acknowledged, the said

J. D. Scott Construction Company, Inc.
does by these presents, grant, bargain, sell, and convey unto the said

Walter V. Allen and Patricia B. Allen
as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 46-A, according to Survey of Resurvey of Lots 46, 47, 50 and 51, of Second Sector,
of Portsmouth, as recorded in Map Book 6, Page 80, 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 on October 1, 1975, in Misc. Book 13, Page 41; (3) 35-foot building
set back line from White Cap Circle; (4) Utility easements as shown on
recorded map of said subdivision; (5) Restrictive covenants as to underground
cables, dated March 5, 1975, and recorded in Misc. Book 10, Page 546,
in Probate Office, and agreement with Alabama Power Company dated March 5,
1975, and recorded in Misc. Book 10, Page 754, in Probate Office; (6) Permit
to Alabama Power Company dated March 17, 1975, and recorded in Deed
Book 294, Page 52, in Probate Office; (7) Easement to Plantation Pipe Line
Company dated August 25, 1941, and recorded in Deed Book 112, Page 320,
in Probate Office.

BOOK 300 PAGE 119

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 Walter V. Allen and Patricia B. Allen
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 Company, Inc. does for itself, its successors
and assigns, covenant with said Walter V. Allen and Patricia B. Allen, 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 Walter V. Allen and Patricia B. Allen, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction Company, 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, its President,
on this 28th day of July, 1976.

ATTEST:

J. D. SCOTT CONSTRUCTION COMPANY, INC.

By J. D. Scott

Secretary.

XXXX President

Please Note: Address Change
HOME FEDERAL SAVINGS AND LOAN
ASSOCIATION OF THE SOUTH
1950 - Birmingham, Ala.
Birmingham, Alabama 35226

TO

CORPORATION

WARRANTY DEED

5.50
3.00
1.00
9.50

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama
SHELBY 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 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 28th day of July 1976.

[Signature]

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 30 AM 8:21
Deed July 552
Conrad H. Johnson
JUDGE OF PROBATE

021 PAGE 003
BOOK - 1008

19760730000071590 2/2 \$.00
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