

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

19761102000105490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/02/1976 12:00:00AM FILED/CERT

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

Thirty Seven Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by Thomas C. Lomenick and Mary Ann Lomenick
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

Thomas C. Lomenick and Mary Ann Lomenick
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 36, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book
6, Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby
County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed
for record on June 1, 1976, in Misc. Book 16, Page 194; (3) 40-
foot building set back line from Eddings Lane; (4) 10-foot utility
easement over North side of said lot as shown on recorded map of
said subdivision; (5) Right of way to Alabama Power Company as
recorded in Volume 112, Page 456, and in Volume 123, Page 433,
in Probate Office.

\$34,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Thomas C. Lomenick and Mary Ann Lomenick
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 Thomas C. Lomenick and Mary Ann Lomenick, 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

Thomas C. Lomenick and Mary Ann Lomenick, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction Co., 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 30th day of October, 1976

J. D. SCOTT CONSTRUCTION CO., INC.

ATTEST:

By J. D. Scott
J. D. Scott VICE President

Secretary.

BOOK, NOTARIAL PUBLIC & TRANSFER

NOTARIAL PUBLIC

BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____

day of _____ 19__

at _____ o'clock _____ M, and was duly re-

corded in Volume _____ of Deeds

at page _____, and examined.

900 Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

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 J. D. Scott
whose name as 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 30th day of October, 1976.

James P. Hays



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

1976 NOV -2 AM 9:57

Deed Fee \$200
Certif. by J. P. Hays

JUDGE OF PROBATE