

THIS INSTRUMENT PREPARED BY:

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

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 *See Mtg 360 - 833*

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

to the undersigned grantor, J. D. Scott Construction Co., Inc.

a corporation, in hand paid by Merlin M. Davis and Ruth C. Davis

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

Merlin M. Davis and Ruth C. Davis

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 24, 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) 40-foot building set back line from Eddings Lane; (3) Restrictive covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194; (4) Right of way to Alabama Power Company recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office;

\$36,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19761225000123930 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/25/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Merlin M. Davis and Ruth C. Davis 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 Merlin M. Davis and Ruth C. Davis, 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

Merlin M. Davis and Ruth C. Davis, 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 23rd day of December, 1976

J. D. SCOTT CONSTRUCTION CO., INC.

By *J. D. Scott*  
J. D. Scott ~~XXXXX~~ President

ATTEST:

Secretary.



FROM, EIGHTH, CONSTRUCTION & THOMPSON  
620 North 2nd Street

TO

CORPORATION

WARRANTY DEED

2,000  
300  
1,000  
6.00

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 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 23rd day of December, 1976

*James*

Notary Public



19761225000123930 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/25/1976 12:00:00 AM FILED/CERT

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

1976 DEC 25 AM 6:34

*Recd by 200*  
*Carroll M. [unclear]*

JUDGE OF PROBATE

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