

THIS INSTRUMENT PREPARED BY:

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

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

5731
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Forty Thousand One Hundred and No/100--Dollars

19770221000015850 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1977 12:00:00AM FILED/CERT

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by Terry L. Borgerson and Greta C. Borgerson

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

Terry L. Borgerson and Greta C. Borgerson

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

County, Alabama, to-wit:

Lot 23, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6,
Page 93, in the Office of the Judge of Probate 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) Utility easements as shown on recorded map of said subdivision; (4) Restrictive
covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194;
(5) Right of way to Alabama Power Company recorded in Volume 112, Page 456, and
in Volume 123, Page 433, in Probate Office.

\$37,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Terry L. Borgerson and Greta C. Borgerson
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 Terry L. Borgerson and Greta C. Borgerson, 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

Terry L. Borgerson and Greta C. Borgerson, 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
its President,

who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~
on this 16th day of February, 1977.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By

J. D. Scott,

Secretary.

~~its~~ President

620 NORTH 2ND STREET
BIRMINGHAM, AL 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

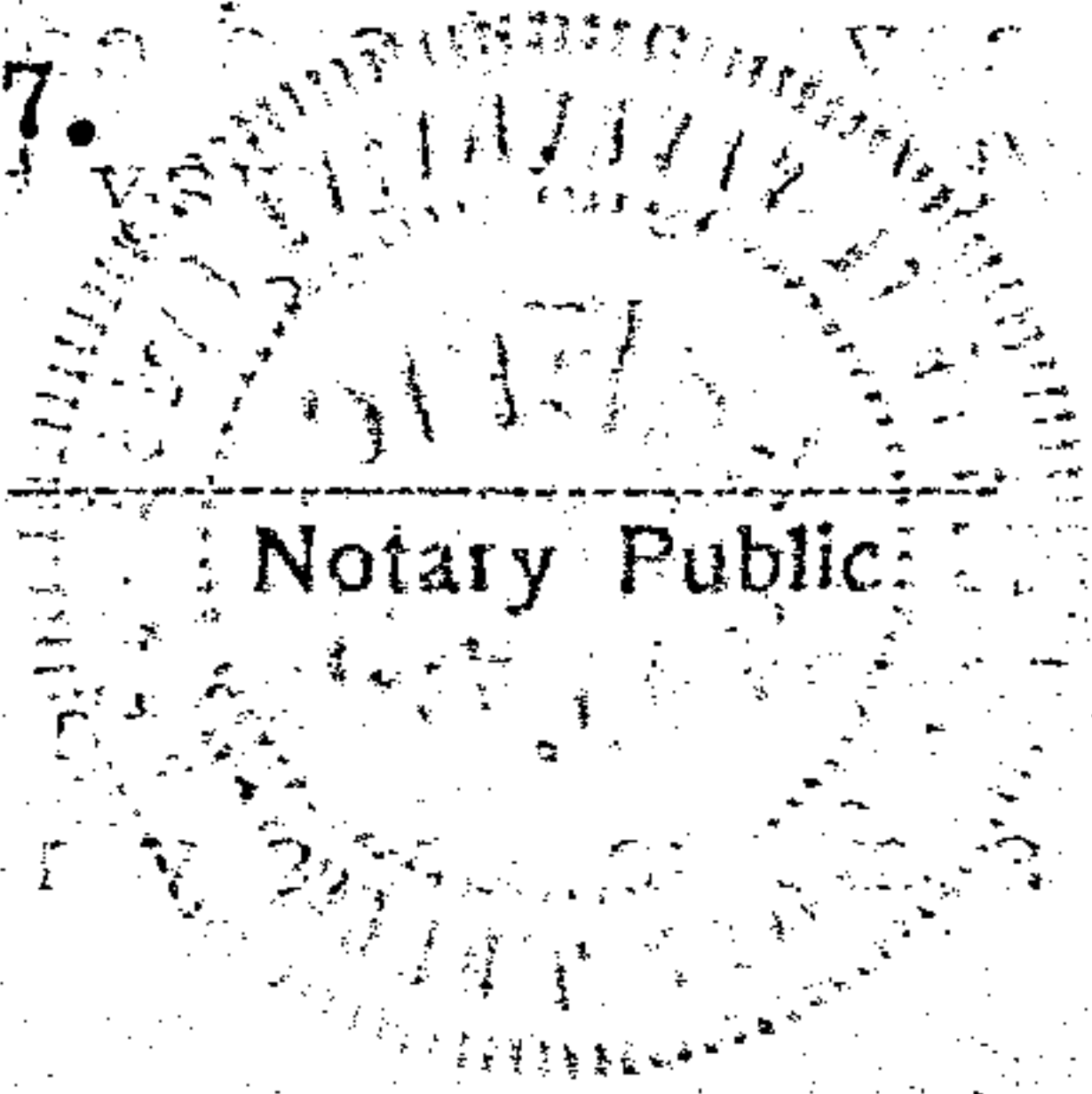
State of Alabama

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 16th day of February, 1977.

[Signature]



STATE OF ALABAMA
INSTRUMENT WAS FILED
1977 FEB 21 AM 10:00

Thomas C. [Signature]
JUDGE OF PROBATE

Rec. 3 00
Lat 2 00
Fee 1 00



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