

This instrument was prepared by

(Name) ✓ Corley & Halbrooks

(Address) 2117 Magnolia Avenue

6809

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, Scott & Williams Co., Inc.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael Vann Duke and wife, Doris L. Duke

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit;

Lot 1, according to Survey of SCOTTSDALE, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building set back lines from Shelby County Highway #26, Scottsdale Drive and Todd Circle.
3. 10 foot utility easement as shown on recorded map of said subdivision, over the East side of said lot.
4. Restrictive covenants and conditions filed for record in August 13, 1976, in Misc. Book 16, Page 429.
5. Transmission line permit to Alabama Power Company, dated Feb. 28, 1944, and recorded in Deed Book 124, Page 552, and permit to Alabama Power Co. and Southern Bell Telephone & Telegraph Co. dated August 9, 1976, and recorded in Deed Book 300, Page 744 in Probate Office.

\$43,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
03/01/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, A. C. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of February 1977

ATTEST:

SCOTT & WILLIAMS CO., INC.

By

President

STATE OF Alabama }
COUNTY OF Jefferson }

STATE OF ALABAMA, SHELBY CO.
CLERK OF THE COURT
BY THIS
INSTRUMENT WAS FILED

Des. & Tax 550
Rec. 150
Fee 100
800

I, the undersigned
State, hereby certify that
whose name as

A. C. Scott

President of Scott & Williams Co., Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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,

JUDGE OF PROBATE

Given under my hand and official seal, this the 24th day of February

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Notary Public