

This instrument was prepared by

(Name) ✓ James M. Tingle

(Address) 912 City Federal Bldg., Birmingham, Alabama

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Thirty-eight Thousand Nine Hundred and no/100 (\$38,900.00) Dollars

to the undersigned grantor, J. D. Scott Construction 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

William R. Hill, Jr. and wife, Cynthia Ann Hill

(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 21, 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. Ad valorem taxes for the current year.
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 Ala. Power Co. recorded in Vol. 112, page 456 and in Vol. 123, page
433 in said Probate Office.

36,950.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

STATE OF ALABAMA
COUNTY OF JEFFERSON
INSTRUMENT WAS FILED

1977 MAR 23 PM 2:27

Judge of Probate

Rec. 1.50
Ind. 1.00
\$ 4.50



19770303000019510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1977 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 con-
tingent 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 encum-
brances, unless otherwise noted above, 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 1977

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned J. D. Scott a Notary Public in and for said County in said
State, hereby certify that J. D. Scott
whose name as President of J. D. Scott Construction 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,

Given under my hand and official seal, this the 25th day of February

Robert M. Scott
Notary Public