

THIS INSTRUMENT PREPARED BY:

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

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 Forty two thousand five hundred and no/100-----Dollars

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by James D. Bradley and wife, Sandra K. Bradley
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 James D. Bradley and wife, Sandra K. Bradley

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 33, 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) 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. And this binder insures that said covenants and conditions have not been violated and future violations will not result in forfeiture or reversion of title (5) Right of way to Alabama Power Company recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office

The purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James D. Bradley and wife, Sandra K. Bradley 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 James D. Bradley and wife, Sandra K. Bradley and 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 James D. Bradley and wife, Sandra K. Bradley and 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 15th day of July, 1977

ATTEST:

Secretary.

J. D. Scott Construction Co., Inc.
By J. W. Scott Vice President

19770720000074490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/20/1977 12:00:00AM FILED/CERT

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

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

1977 JUL 20 AM 9:57

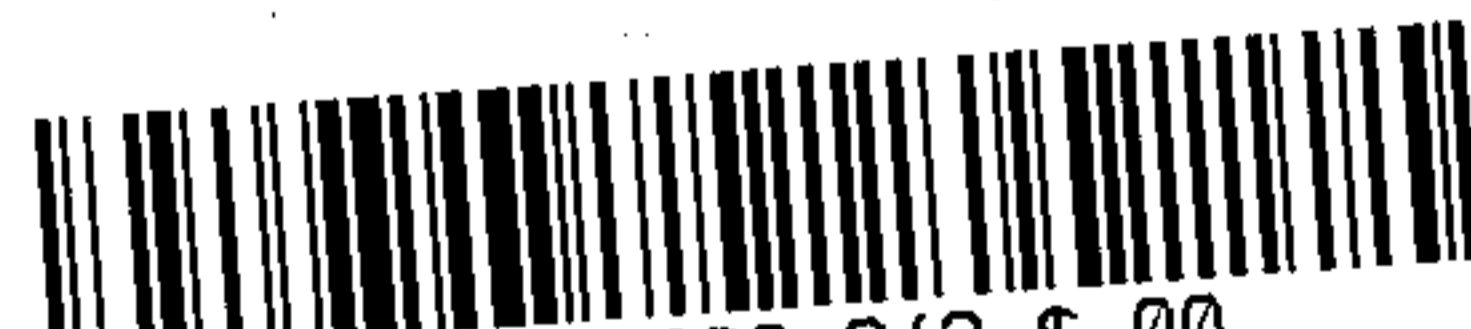
Recd Tax .50
3.00
1.00
4.50

Deed mtg 367-475

I, the undersigned Thomas A. Snowdon, Jr., 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 15th day of July, 1977

Notary Public



19770720000074490 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/20/1977 12:00:00AM FILED/CERT

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