

This Instrument Prepared By:

A. Grey Till, Jr., Attorney at Law
930 South 20th Street
Birmingham, Alabama 35298

STATE OF ALABAMA)

SHELBY COUNTY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration as described herein, we, A. Grey Till, Jr. and Jane B. Till (herein referred to as "Grantors") do Grant, Bargain, Sell and Convey unto Scott and Williams Co., Inc., a corporation, (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; and run thence East along the North boundary of said 1/4 - 1/4 Section 360.00 feet, thence turn right and run South a distance of 210 feet to the point of beginning, said point being the point of intersection of the South boundary of the Bounds property with the East boundary of the Ogletree-Roper property; thence South 420 feet, more or less, to a NW corner of the Berry property; thence turn left and run East a distance of 285.00 feet, more or less to intersection with West right-of-way boundary of a county road; thence Northerly along said right-of-way 210.19 feet; thence right 19 degrees and 54 minutes in a Northeasterly direction along said right-of-way 220.13 feet, more or less, to the Southeast corner of the Bounds property; thence West along a South boundary of said Bounds property 342.00 feet, more or less, to the point of beginning.

Said land is conveyed subject to the following:

- (1) Easements, rights-of-way, and restrictions of record.
- (2) This conveyance is in consideration of Grantee's promise and undertaking to construct a single family dwelling for Grantors on the property herein conveyed in accordance with construction contract dated July 20, 1977 between Grantors and Grantee, and is subject to the terms thereof. Upon satisfaction of the terms and conditions of the aforesaid contract, Grantee shall reconvey the property herein conveyed to Grantors. Grantors retain a right of reversion in fee simple to the property herein conveyed in the event of default by Grantee of its obligation under the aforesaid contract.
- (3) Mortgage indenture dated July 2, 1977 in favor of Burley L. Griffin and Annette C. Hollister

TO HAVE AND TO HOLD, to the said Grantor its successors and assigns, forever, in fee simple.

In Witness Whereof, the said Grantors have hereunto set their hands and seals this the 20th day of July, 1977.

Jane B. Till (L.S.)

A. Grey Till, Jr. (L.S.)

Scott & Williams Inc.
P.O. Box 127

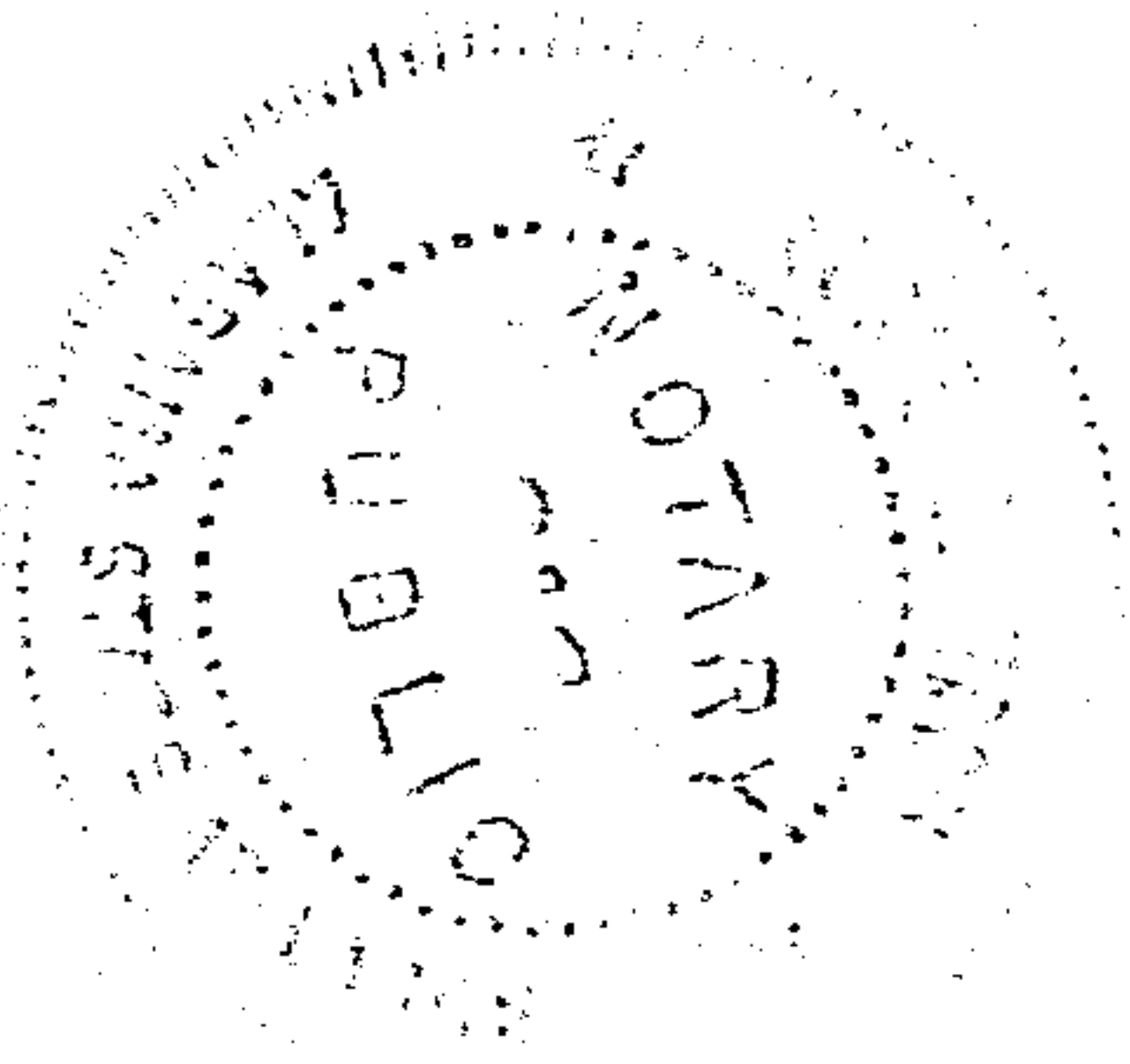
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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, John C. Moon, a Notary Public in and for said County in said State, hereby certify that A. Grey Till, Jr. and wife, Jane B. Till, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of July, 1977.



John C. Moon
Notary Public

Notary Public, Alabama State of Large
My Commission expires January 20, 1980
Bonded by Home Indemnity Co. of Ala.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1977 AUG 17 AM 8:22
Rec. 3.00
1.00

Thomas A. Jones, Jr.
JUDGE OF PROBATE

450

19770817000085670 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/17/1977 12:00:00AM FILED/CERT