

This instrument was prepared by

(Name) Corley & Halbrooks

(Address) 2117 Magnolia Avenue

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 Nine 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

Ronald Alex Drake and wife Christine H. Drake

(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

Lot 28, according to the 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. Restrictive covenants and conditions filed for record on August 13, 1976, in Misc. Book 16, Page 429. And this binder insures that said covenants and conditions have not been violated and future violation will not result in forfeiture or reversion of title.
3. 35-foot building set back line from Frankie's Lane
4. Utility easements as shown on recorded map of said subdivision.
5. Transmission line permit to Alabama Power Company, dated Feb. 26, 1946, and recorded in Deed Book 124, Page 552, and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated August 9, 1976, recorded in Deed Book 300, Page 744, in Probate Office.
6. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

\$44,000.00 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
09/09/1977 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, Jack R. Williams who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of Sept. 19 77

ATTEST:

STATE OF ALA. SHELBY COUNTY JUDGE OF PROBATE SCOTT & WILLIAMS CO., INC.

Secretary

By

Vice-President

STATE OF Alabama
COUNTY OF Jefferson

1977 SEP -9 AM 9:01

JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that Jack R. Williams whose name as Vice 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,

Given under my hand and official seal, this the 6TH day of September

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Notary Public