

THIS INSTRUMENT PREPARED BY:

NAME: ✓ James J. Odom, Jr.  
620 North 22nd Street  
ADDRESS: Birmingham, Alabama 35203

1741

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  
Fifty Thousand, Six Hundred, Fifty and No/100-----Dollars  
to the undersigned grantor, J. D. Scott Construction Co., Inc.  
a corporation, in hand paid by William B. Branan, Jr. and Amelia J. Branan  
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

William B. Branan, Jr. and Amelia J. Branan  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET MARKED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Huntmaster  
Lane; (3) Restrictive covenants and conditions filed for record in Misc. Book 11, Page 433;  
(4) Transmission line permits to Alabama Power Co. recorded in Deed Book 127,  
Page 394 and in Deed Book 131, Page 322; (5) Permit to South Central Bell Telephone  
Company recorded in Deed Book 292, Page 621 and permit to Alabama Power Co. and  
Southern Bell Telephone and Telegraph Co. recorded in Deed Book 296, Page 612.

\$45, 550.00 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  
09/16/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said William B. Branan, Jr. and Amelia J. Branan  
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 William B. Branan, Jr. and Amelia J. Branan, 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 William B. Branan, Jr. and Amelia J. Branan, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction Co., Inc.

signature by J. D. Scott has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 12th day of August, 1977.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott, Vice President

Secretary.

Alum Robertson et al

TO

CORPORATION

# WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the \_\_\_\_\_  
day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly re-  
corded in Volume \_\_\_\_\_ of Deeds  
at page \_\_\_\_\_, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

Jefferson COUNTY;

I, *the undersigned*  
county in said state, hereby certify that  
whose name as

President of the

*J. D. Scott*  
*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.

, a Notary Public in and for said

Given under my hand and official seal, this the *12<sup>th</sup>* day of *August*, 19*77*

*Lorine S. Campbell*

Notary Public

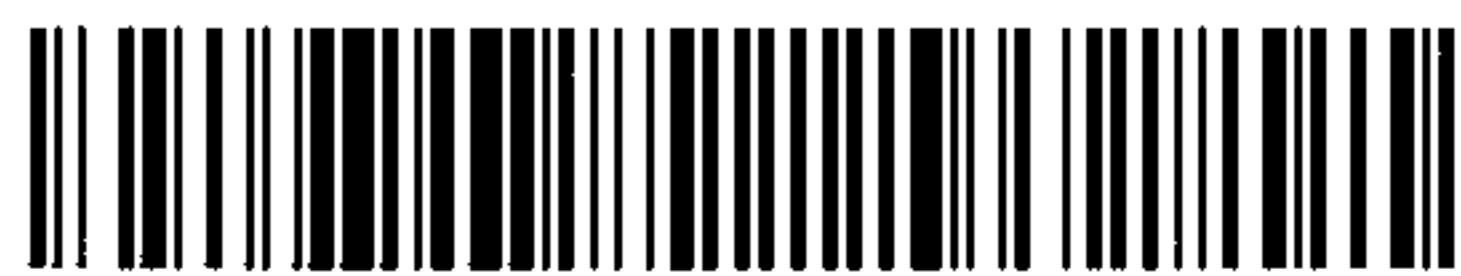


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A parcel of land located in the NE¼ of SW¼ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 52, of Hunter's Glen as recorded in Map Book 6, Page 49, in the Office of the Probate Judge in Shelby County, Alabama; thence in a Northwesterly direction, along the Southwesterly line of said Lot 52, a distance of 171.24 feet to the Southeasterly right of way of Huntmaster Lane, said point being on a curve to the right, said curve having a radius of 657.61 feet and a central angle of 3 deg. 08' 12"; thence 87 deg. 16' 46" left, measured to tangent of said curve; thence along arc of said curve in a Southwesterly direction, a distance of 36.0 feet to end of said curve; thence continue in a Southwesterly direction, along said right of way a distance of 26.0 feet; thence 46 deg. 47' 43" left, in a Southwesterly direction, a distance of 265.01 feet, to the Northwesterly right of way of Shelby County Highway 72, said point being on a curve to the left, said curve having a radius of 533.67 feet and a central angle of 10 deg. 57' 04"; thence 129 deg. 35' 42" left, measured to tangent of said curve; thence along arc of said curve, in a Northeasterly direction a distance of 102.0 feet to end of said curve; thence continue along said right of way in a Northeasterly direction, a distance of 160.41 feet to the point of beginning. Being the same as Lot 53, according to the Survey of Hunter's Glen as recorded in Map Book 6, Page 49, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED *See Mtg. 369 - 449*  
1977 SEP 16 *Reed Taylor - 550*  
AM 11:08 *Rec. 450*  
*Thomasa P. [Signature]*  
JUDGE OF PROBATE *11 00*



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BOOK 30 / PAGE 821