

This instrument was prepared by **MICHAEL J. ROMEO**
ATTORNEY AT LAW
(Name) **521 Massey Building**
BIRMINGHAM, ALA. 35203
(Address) **Phone 322-6594**

4827

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 SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **Sixty-Four Thousand Nine Hundred Eight & No/100-----Dollars**
(\$64,908.00)

to the undersigned grantor, **Scotch Building & Development Company, 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

Jeffrey H. Flannery & wife, Judith L. Flannery

(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 40, according to the survey of Wagon Trace, as recorded in Map Book 6, page 140, in
the Probate Office of Shelby County, Alabama.**

Subject to easements and restrictions of record.

BOOK 309 PAGE 109

19771130000127890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1977 12:00:00AM FILED/CERT

\$55,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

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 Vice President, **Joe A. Scotch, Jr.**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **29** day of **November** **1977**

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY
Secretary

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1977 NOV 30 PM 1:00
Deed tax 10.00
Rec. 1.00
See Mtg. 371-929
1250

I, the undersigned **Joe A. Scotch, Jr.** a Notary Public in and for said County in said
State, hereby certify that **Joe A. Scotch, Jr.**
whose name as **Vice President of Scotch Building & Development Company, 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 **29th** day of **November**

1977

Notary Public