

This instrument was prepared by

(Name) William H. Halbrooks 57129 11276

(Address) 2117 Magnolia Avenue, Birmingham, Alabama

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Eight Thousand Two 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

Thomas Wayne Spencer and wife, Dianne B. Spencer

(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 46, according to the Survey of SCOTTSDALE, as recorded in Map
Book 6, Page 101, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current year.
2. 35-foot building set back line from Scottsdale Drive.
3. 7.5 foot utility easement over West side of said lot as shown on
recorded map.
4. Restrictive covenants and conditions filed for record on August 13, 1976,
in Misc. Book 16, Page 429.
5. Transmission line permit to Alabama Power Company dated February 26,
1946, and recorded in Deed Book 124, Page 552, and permit to Alabama
Power Company and Southern Bell Telephone and Telegraph Company
August 9, 1976, recorded in Deed Book 300, Page 744, in Probate
Office.

\$26,700.00 of the purchase price recited above was paid from amortgage
loan closed simultaneously herewith.



19771208000132120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/08/1977 12:00:00AM FILED/CERT

Rec. 1.50
Jud. 1.00
2.50
1977 DEC -8 AM 9:21
Correction

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,

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, A. C. Scott
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of July 19 77.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

SCOTT & WILLIAMS CO., INC.

By A. C. Scott President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1977 JUL 22 AM 9:17
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 21.50
Rec. 1.50
Jud. 1.00
24.00
a Notary Public in and for said County in said

I, THE UNDERSIGNED

State, hereby certify that A. C. SCOTT
whose name as 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 18 day of July 19 77.

William H. Halbrooks
Notary Public