

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue 5620

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-Nine 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

Doyan R. Anderson and wife, Susan M. Anderson

(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 17, according to the Survey of Scottsdale - First Addition, as recorded in Map Book 7, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building set back line from Frankie's Circle.
3. Utility easements as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions filed for record in Misc. Book 22, Page 338, in said Probate Office.
5. Pipe Line Easements to Southern Natural Gas Company dated July 16, 1929, recorded in Deed Book 90, Page 60 and dated August 28, 1958 recorded in Deed Book 195, Page 402, in Probate Office.
6. Transmission line permits to Ala. Power Co. recorded in Deed Book 164, Page 171 & in Deed Book 216, Page 104 & Deed Book 245, Page 108 in Probate Office
7. Permit of South Central Bell Telephone Co. dated Nov. 19, 1974 recorded in Deed Book 289, Page 890, in Probate Office.

\$44,900.00 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
12/21/1977 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, A. C. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of December 19 77

ATTEST:

SCOTT & WILLIAMS CO., INC.

By *A. C. Scott* President

STATE OF Alabama
COUNTY OF Jefferson

I, *William H. Halbrooks* the undersigned a Notary Public in and for said County in said 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 19th day of December

William H. Halbrooks
Notary Public

Home Federal