

THIS INSTRUMENT PREPARED BY:

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



19780214000018260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1978 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

7658

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Forty-five Thousand, Nine Hundred and 00/100-----Dollars
to the undersigned grantor, J. D. Scott Construction Company, Inc.
a corporation, in hand paid by Robert Daniel Rohr and Jane F. Rohr
the receipt whereof is acknowledged, the said J. D. Scott Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Robert Daniel Rohr and Jane F. Rohr,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, in Block 2, of Mountain View Estates Subdivision, as recorded in
Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County,
Alabama. Situated in Shelby County, Alabama.

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405
PAGE 405
BOOK 319
SUBJECT TO: Current taxes; restrictive covenants and conditions filed for record
on January 23, 1958, in Deed Book 191, Page 211, in Probate Office; mineral and
mining rights excepted from the West 990 feet of the North half of SE 1/4 of SW 1/4
of Sec. 34, Twp. 20 South, Range 3 West; transmission line permits to Alabama
Power Company recorded in Deed Book 134, Page 360, Deed 134, Page 363, Deed
Book 198, Page 495, and Deed Book 228, Page 798, in Probate Office; right of
way deed to Shelby County, recorded in Deed Book 155, Page 549; the South 10 feet
of the lots is subject to an easement for drainage and utilities as shown by map
or plat of said subdivision as recorded in Map Book 4, Page 19, in Probate Office.
\$45,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert Daniel Rohr and Jane F. Rohr,
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 Company, Inc. does for itself, its successors
and assigns, covenant with said Robert Daniel Rohr and Jane F. Rohr, 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 Robert Daniel Rohr and Jane F. Rohr, their
heirs, executors and assigns forever, against the lawful claims of all persons.

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

signature by J. D. Scott

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 11th day of February, 1978

ATTEST:

Secretary.

J. D. Scott Construction Company Inc.
By J. D. Scott
J. D. Scott, Vice President

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama

Jefferson COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. D. Scott, whose name as President of the J. D. Scott Construction Company, 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.

Given under my hand and official seal, this the 11th day of February, 1978

James J. Odom, Jr.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 FEB 14 AM 10:28

Rec mty. 374
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 3.00

Ind. 1.00

4.00



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