670

NAME: James J. Odom, Jr. 620 North 22nd Street

ADDRESS: Birmingham, Alabama 35203

CORPORATION WARRANTY DEED JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

8900

State of Alabama

Shelby

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Fifty Seven Thousand Nine Hundred and no/100-------Dollars

to the undersigned grantor,

J. D. Scott Construction Co., Inc.,

a corporation, in hand paid by Terrell G. Lemond and Regina Lemond,

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

Terrell G. Lemond and Regina Lemond as joint tenants, with right of survivorship, the following described real estate, situated in Shelby

County, Alabama, to-wit:

Lot 95, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: 1) Current taxes, 2) 35-foot building set back line from Whirlaway Circle, 3) 10-foot utility easement over Northeast side of said lot as shown on recorded map, 4) restrictive covenants and conditions filed for record in Misc. Book 18, page 598, in Probate Office, 5) easement to Alabama Power Company recorded in Deed Book 55, page 454, in Probate Office.

\$46,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

197804200000047650 1/2 \$.00 Shelby Cnty Judge of Probate, AL 04/20/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Terrell G. Lemond and Regina Lemond 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 Terrell G. Lemond and Regina Lemond, 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

Terrell G. Lemond and Regina Lemond, their heirs, executors and assigns forever, against the lawful chims of all persons.

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

signature by J. D. Scott its President, who is duly authorized, and the season who is duly authorized, and the season who is duly authorized.

on this 19th day of April, 1978.

J. D. Scott Construction Co., Inc.

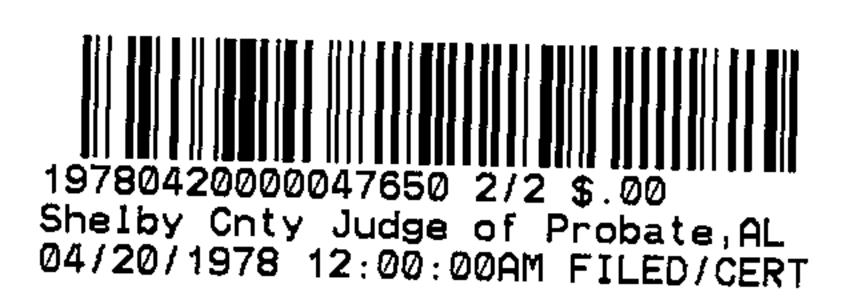
Secretary.

J. D. Scott, WEX Presider

Dugrant Sur- of. 128 (de. 3520)

ATTEST:

615 No. 21st Street	ALABAMA TITLE
Birmingham, Ala.	COMPANY, INC.



State of Alabama

Jefferson

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PACE

the undersigned

county in said state, hereby certify that

J. D. Scotter

President of the J. D. Scott Construction Co., Inc. whose name as 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

19thday of

Notary Public

, a Notary Public in and for said

STATE OF ALA. SHELBY CO. STELLMENT WAS FILE

JUDGE OF PROBATE