

THIS INSTRUMENT PREPARED BY:

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.

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.

19780420000047650 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 claims of all persons.

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

signature by J. D. Scott has hereunto set its  
who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
on this 19th day of April, 1978.

J. D. Scott Construction Co., Inc.

ATTEST:

Secretary.

By J. D. Scott, VICE President

Guaranty Sav. & L.  
P.O. Box 128  
Birmingham, Ala. 35201

QUANTITY SVCS. LTD. ASSN.  
BIRMINGHAM, ALA. 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street  
Birmingham, Ala.

19780420000047650 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
04/20/1978 12:00:00AM FILED/CERT

QUANTITY SVCS. LTD. ASSN.  
BIRMINGHAM, ALA. 35203  
2012 SECOND FLOOR, NORTH  
BIRMINGHAM, ALA. 35203

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 Co., 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 19th day of April, 1978

*Joe L. Lyle*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1978 APR 20 AM 9 20  
JUDGE OF PROBATE

*Deed to* 12.00  
Rec. 3.00  
1.00  
16.00  
See mtg. 377-81

BOOK 311 PAGE 591