This instrument was prepared by MICHAEL J. ROMEO 385

ATTORNEY AT LAW

(Name) 521 Massey Building

BIRMINGHAM, ALA. 35203

(Address) Phone 322-6594

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand & No/100 ($78,000) Dollars

to the undersigned grantor, Scotch Building & Development Company, 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

Mac Moffett & wife, Martha Ann Moffett

(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 34, according to the survey of Wagon Trace, as recorded in Map Book 6, page 140, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 312 PAGE 04

19780508000055510 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/08/1978 12:00:00AM FILED/CERT

$32,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 V- President, Joe A. Scotch, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of April 19 78

ATTEST:

Secretary

SCOTCH BUILDING & DEVELOPMENT COMPANY, IN

By Joe A. Scotch, Jr.
Joe A. Scotch, Jr., Vice- President

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

1978 MAY -8 AM 9:04

Rec. 46.00
Rec. 1.50
Index 1.00
48.50

Rec mtg. 377-757

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Joe A. Scotch, Jr. whose name as Vice- President of Scotch Building & Development Company, 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 26th day of April 1978

Notary Public