

(Name) Joe A. Scotch, Jr.

(Address) 5353 Highway 280, Birmingham, Alabama

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100 - - - - - DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE

to the undersigned grantor, SCOTCH BUILDING & DEVELOPEMENT 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

RONALD D. THREADGILL AND WIFE, BETSY S. THREADGILL

(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 2, WAGON TRACE SUBDIVISION AS RECORDED IN MAP BOOK 6,
PAGE 140, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES AND EASEMENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO MORTGAGES TO BIRMINGHAM TRUST NATIONAL BANK RECORDED
IN MORT. BOOK 359, PAGE 436; MTG. BOOK 362, PAGE 295; MTG.
BOOK 373, PAGE 530, IN THE PROBATE OFFICE OF SHELBY COUNTY
ALABAMA.

BOOK 313 PAGE 766

19780724000095420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/24/1978 12:00:00AM FILED/CERT

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

JUL 24 PM 3:08

JUDGE OF PROBATE

Deed 10.00

Rec. 1.50

Ind. 1.00

12.50

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 con-
tingent 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 encum-
brances,

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 VICE President, JOE A. SCOTCH, JR.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of JUNE 1978

ATTEST:

SCOTCH BUILDING & DEVELOPEMENT
COMPANY, INC.

By

VICE President

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

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 6th day of June

19 78

Notary Public

My Commission Expires May 26, 1981