

THIS INSTRUMENT PREPARED BY:

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

19781102000147430 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/02/1978 12:00:00AM FILED/CERT

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

Forty-seven Thousand, Nine Hundred Fifteen and no/100 Dollars

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by Robert K. Williams and Nancy B. Williams
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

Robert K. Williams and Nancy B. Williams

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 54, according to Map of SOUTHERN HILLS, as recorded in Map Book 7, Page 72, in the Office
of the Judge of Probate of Shelby County, Alabama.
Situating in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Southern Hills Court;
3) All minerals, mining and related rights previously reserved in Deed Book 114, Page 432, in
Probate Office; 4) Restrictive covenants and conditions filed for record in Misc. Book 25,
Page 684, in Probate Office; 5) Transmission line permits to Alabama Power Company recorded in
Deed Book 103, Page 171; in Deed Book 220, Page 46; in Deed Book 252, Page 157; in Deed Book
252, Page 162; in Deed Book 220, Page 40, and in Deed Book 217, Page 100, in Probate Office;
6) Transmission line permit to Alabama Power Company and South Central Bell recorded in Deed
Book 315, Page 215, in Probate Office; 7) Utility easements as shown on recorded map of said
subdivision.

\$47,900.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Robert K. Williams and Nancy B. Williams
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 Robert K. Williams and Nancy B. Williams, 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 K. Williams and Nancy B. Williams, 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
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 31st day of October, 1978.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By

J. D. Scott

President

Secretary.

ODOM, MAY & DEBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION

P.O. BOX 2606

BIRMINGHAM, ALABAMA 35202

615 No. 21st Street Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

SHELBY

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 31st day of October, 1978.

[Signature]



FILED
SHELBY CO.
OCT 31 1978

Recd. 3.00
1.00
750

OFFICE OF THE CLERK



19781102000147430 2/2 \$.00
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BOOK 316 PAGE 08
J. D. SCOTT, Notary Public
BIRMINGHAM, ALABAMA 35202