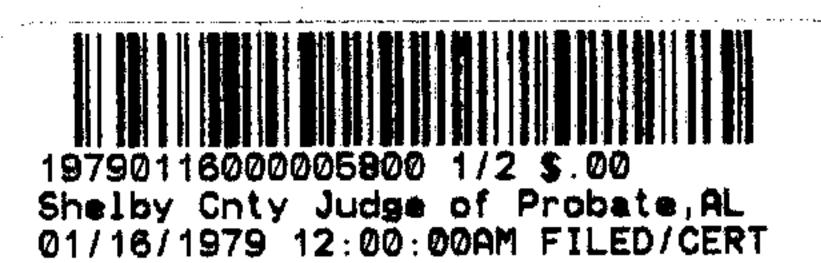
THIS INSTRUMENT PREPARED BY:

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



CORPORATION WARRANTY DEED JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

SHELBY

The same

COUNTY:

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

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

to the undersigned grantor,

J. D. Scott Construction Company, Inc.

a corporation, in hand paid by

James R. Colvin and Kay D. Colvin

the receipt whereof is acknowledged, the said

J. D. Scott Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

James R. Colvin and Kay D. Colvin

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 55, according to the Map of Southern Hills, as recorded in Map Book 7, page 72, in the Office of the Judge of Probate of Shelby County, Alabama. Minerals and mining rights excepted.

SUBJECT TO: 1) Current taxes; 2) Covenants, conditions and restrictions contained in the instrument filed for record in Misc. Book 25, page 684, in the Probate Office of Shalby Cour Alabama; 3) Building setback line of 35 feet on the east facing Southern Hills Court: 4) Public utility easement granted by the recorded plat of Southern Hills recorded in Map Book 7, page 72, more particularly a 7.5 foot easement on the west; 5) Transmission line permits to Alabama Power Co. recorded in Deed Book 103, page 171, in Deed Book 220, page 46, and in Deed Book 220, page 40, all in said Probate Office; 6) All mineral and mining and related rights previously reserved are excepted -- title to minerals underlying captioned lands with mining rights and privileges pertaining thereto as recorded in Deed Book 114, page 432; 7) Easement to Alabama Power Company and South Central Bell Telephone Company, dated Jan. 9, 1978, recorded in Deed Book 315, page 215, in Probate Office.

\$43, 100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James R. Colvin and Kay D. Colvin 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 harely shall take as tenants in common.

J. D. Scott Construction Company, Inc. And said

does for itself, its successors

and assigns, covenant with said James R. Colvin and Kay D. Colvin, their helps 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

James R. Colvin and Kay D. Colvin, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

J. D. Scott Construction Company, Inc. has hereunto set its J. D. Scott President, its signature by who is duly authorized, and has connectable same to be attented by its Secretur. January, 1979. on this

12th day of

J. D. SCOTT CONSTRUCTION COMPANY, ATTEST: Secretary.

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State of Alabama

JEFFERSON

COUNTY:

the undersigned

county in said state, hereby certify that

whose name as

President of the J. D. Scott Construction Company, 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 12th day of January, 1979.

Notary Public

, a Notary Public in and for said

STATE OF ALA. SHELBY CO.

Shelby Cnty Judge of Probate, AL 01/16/1979 12:00:00AM FILED/CERT