

THIS INSTRUMENT PREPARED BY:

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

19790116000005800 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1979 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 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 Shelby County,
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 herein
shall take as tenants in common.

And said J. D. Scott Construction Company, Inc. does for itself, its successors

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

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
signature by J. D. Scott its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 12th day of January, 1979.

J. D. SCOTT CONSTRUCTION COMPANY, INC.

By J. D. Scott, Vice President

ATTEST:

ODOM, ROBINSON & THOMPSON

BIRMINGHAM, ALA 35203

615 No. 21st Street

Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

THIS FORM FURNISHED BY

CORPORATION

WARRANTY DEED

TO

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 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.

[Signature]

Notary Public

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

1979 JAN 16 AM 9:24

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 5.00

Rec. 3.00

Ind. 1.00

9.00

Sec mty. 387-405



1979011600005000 2/2 \$.00
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