

THIS INSTRUMENT PREPARED BY:

889

19790125000010130 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1979 12:00:00AM FILED/CERT

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

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

Sixty-one Thousand, Nine Hundred and No/100-----Dollars

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by James D. Hamilton and Charlotte A. Hamilton
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

James D. Hamilton and Charlotte A. Hamilton
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 51, according to the survey of Dearing Downs, 1st Addition, as recorded in Map
Book 6, Page 141, in the Probate Office of Shelby County, Alabama.
Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: (1) A 35 foot building set back line from Southwind Drive; (2) Utility
easements as shown on recorded map of said subdivision; (3) Restrictive covenants
and conditions filed for record in Misc. Book 18, Page 598; (4) Easements to Alabama
Power Company recorded in Deed Book 55, Page 454.

\$55,700.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James D. Hamilton and Charlotte A. Hamilton,
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 James D. Hamilton and Charlotte A. Hamilton, 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 D. Hamilton and Charlotte A. Hamilton, 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
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 24th day of January, 1979.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott
J. D. Scott, Vice President

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

J D Scott Construction Co.

TO

James H. Hamilton

Charlotte A. Hamilton

CORPORATION

WARRANTY DEED

028354

Return To:

JEFFERSON COUNTY, ALABAMA
BIRMINGHAM, ALABAMA 35203

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.



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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 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 24th day of January, 1979.

[Signature]

Notary Public

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

JAN 25 AM 9:03

Thomas A. Brownlee, Jr.
JUDGE OF PROBATE

Deed 6.50
Rec. 3.00
Dud. 1.00
10.50

See plat 387-707

BOOK 317 PAGE 450