

THIS INSTRUMENT PREPARED BY:

467

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

19790214000018230 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1979 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
Eighty-seven Thousand and no/100 Dollars

to the undersigned grantor, J. D. Scott Construction Company, Inc.
a corporation, in hand paid by Kenneth E. Roberson and Janet Roberson
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

Kenneth E. Roberson and Janet Roberson

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

Shelby County, Alabama, to-wit:

Lot 26, according to the survey of Quail Run, Phase 2, as shown by plat recorded in Map
Book 7, page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Covenants, conditions and restrictions contained in
instrument filed January 5, 1979, which is recorded in Misc. Book 28, Page 859, in Probate
Office of Shelby County, Alabama; 3) Building setback line as shown by recorded plat, being
35 feet from Quail Run Drive; 4) Transmission Line Permit to Alabama Power Company
recorded in Deed Book 101, page 523, in Probate Office; 5) Agreement with River Oaks
Development Company and Alabama Power Company recorded in Misc. Book 16, page 829,
in Probate Office; 6) Alabama Gas Corporation right-of-way as shown by Deed Book 206,
page 21, in Probate Office; 7) A five foot easement along the West side and a 10 foot
easement along the south side for public utilities, sanitary sewer, storm sewer and
storm ditches as shown on the record plat; 8) An 8 foot interior line setback as shown
by the restrictive covenants recorded in Misc. Book 28, Page 859.

\$69,600.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Kenneth E. Roberson and Janet Roberson
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 Kenneth E. Roberson and Janet Roberson, 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

Kenneth E. Roberson and Janet Roberson, 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 February, 1979.

J. D. SCOTT CONSTRUCTION COMPANY,
INC.

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

ATTEST:

Secretary.

ODOM, ROBERTSON & THOMPSON
620 NORTH 22ND STREET
BIRMINGHAM, ALA 35203

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

19790214000018230 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1979 12:00:00AM FILED/CERT

CORPORATION
WARRANTY DEED

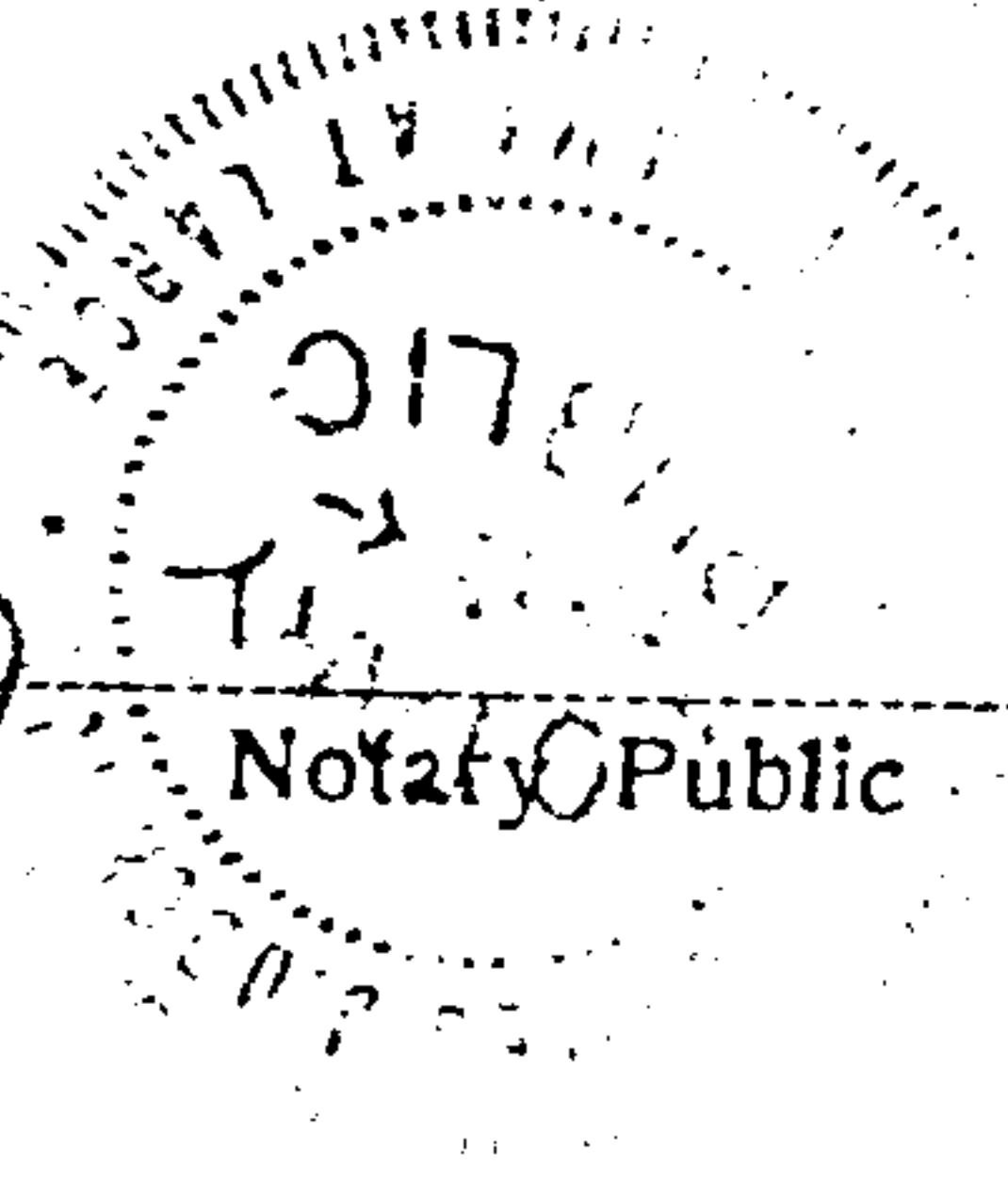
TO

State of Alabama
JEFFERSON COUNTY;

I, the undersigned
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 February, 1979.

[Signature]



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 FEB 14 AM 8:14

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

Deed 17.50 See mtg. 388-236
Rec. 3.00
Drd. 1.00
21.50

BOOK 317 PAGE 754