606

19791116000150150 1/2 $.00
Shelby Cnty Judge of Probate,AL
11/16/1979 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: John F. DeBuys, Jr.

ADDRESS: 2154 Highland Avenue, Birmingham, Alabama 35205

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 nine thousand five hundred and no/100----------Dollars

to the undersigned grantor, Sherwood Stamps Construction Co., Inc.
a corporation, in hand paid by Abraham L. Scott and wife, Willa M. Scott
the receipt whereof is acknowledged, the said Sherwood Stamps Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said Abraham L. Scott and wife, Willa M. Scott

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

Lot 22 according to the survey of Quail Run as recorded in Map Book 7, Page 22 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

35-Foot building set back line from Quail Run Drive Utility easements as shown on recirded map of said subdivision. Alabama Gas Corporation easement as shown on recorded map of said subdivision. Restrictive covenants and conditions filed for record on Nov. 29, 1977, in Misc. Book 22, Page 638. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 523, and in Deed Book 216, Page 103, in Probate Office. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, reserved in Deed Book 295, Page 365. Agreement with Alabama Power Company dated Aug. 11, 1977, recorded in Misc Book 22, Page 834, and restrictive covenants as to underground residential distribution recorded in Misc. Book 22, Page 841.

BOOK 323 PAGE 311

TO HAVE AND TO HOLD Unto the said Abraham L. Scott and wife, Willa M. Scott 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 Sherwood Stamps Construction Co., Inc. does for itself, its successors and assigns, covenant with said Abraham L. Scott and wife, Willa M. Scott and 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 Abraham L. Scott and wife, Willa M. Scott and their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Sherwood Stamps Construction Co., Inc. has hereunto set its signature by Sherwood Stamps its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 15th day of November, 1979

ATTEST:

Secretary.

By Sherwood Stamps
Vice President

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION
JEFFERSON FEDERAL BUILDING
215 NORTH 21ST STREET

CDOM, MAY & DeBUYS

Shumard Building Construction Co. Inc.

TO

Albritton Scott & wife Willow M. Scott

19791116000150150 2/2 $.00
Shelby Cnty Judge of Probate, AL
11/16/1979 12:00:00AM FILED/CERT

CORPORATION

WARRANTY DEED

Diff 28671

Return to:
Jefferson Title Ins + Abstr
215 No. 21st St.
Bham. Alabama 35203

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

BOOK 323 PAGE 312

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Sherwood Stamps, whose name as President of the Sherwood Stamps 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 15th day of November, 1979

Notary Public

Security 398-324
Deed Tax - 3.50
Rec. 3.00
Ind. 1.00
$3.50

79 NOV 16 AM 9:23

JUDGE OF PROBATE