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Shelby Cnty Judge of Probate, AL
01/02/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Michael Bolin
(Address) 933 Frank Nelson Building Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, J. D. Scott Construction Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael E. Baskerville and wife, Lezlee J. Baskerville
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit;

Lot 46, 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.

Subject to:

Advalorem taxes for the year 1980.

Building set back line reserved of 35 feet on the west facing Southwind Drive.

Utility easements as shown on recorded map of said subdivision, including a
5 foot easement on the north and a 10 foot easement on the east.

Restrictions filed for record on February 9, 1977, recorded in Misc. Book 18,
page 598 in Probate Office.

Transmission Line Permit to Alabama Power Company dated Sept. 10, 1952, recorded
in Deed Book 155, page 107 and in Deed Book 55, page 454 in Probate Office.

Permit to Alabama Power Company and South Central Bell dated Feb. 10, 1977,
recorded in Deed Book 306, page 721 in Probate Office.

\$36,000.00 of the purchase price recited above was paid from the mortgage
loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. D. Scott
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December 1979.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

J. D. Scott Construction Company, Inc.
By J. D. Scott President

STATE OF ALABAMA
COUNTY OF SHELBY

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adval tax - 2900 See Reg. 399-508

Rec. 150

Ind. 100

3150

I, the undersigned
State, hereby certify that J. D. Scott

whose name as President of J. D. Scott Construction Co., Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 31st day of December 1979.

Eleanor Peterson

Notary Public

Jackson Co.