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This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
03/13/1980 00:00:00 FILED/CERTIFIED

(Name) A. Eric Johnston
(Address) 2220 Highland Ave. South Birmingham, Alabama

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Forty Thousand and No/100----(\$40,000.00)-----Dollars

to the undersigned grantor, Scotch Building & Development Company, 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

Ronald D. Threadgill and wife, Betsy S. Threadgill

(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 2, according to the survey of Wagon Trace, as recorded in Map Book 6, page
140, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes due October 1, 1980.
15' Easement on rear as shown by recorded map.
35' building line as shown by recorded map.
Restrictions recorded in Misc. Volume 18, page 589, and Misc. Volume 18, page 665,
in the Probate Office of Shelby County, Alabama.
Right of way to Alabama Power Company recorded in Volume 303, page 198, & Volume 309,
p age 353, in said Probate Office.
Mineral and mining rights and rights incident thereto recorded in Volume 42, page 246,
in said Probate Office.
Agreement to Alabama Power Company recorded in Misc. Volume 18, page 650, in said Probate
Office.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith delivery of this deed.

STATE OF ALA. SHELBY CO.
I HEREBY THIS
1980 MAR 13 AM 8:12
JUDGE OF PROBATE
Sec. 1.50
2.50

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, unless otherwise noted above, 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 VicePresident, Joe A. Scotch, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of March 19 80

ATTEST: SCOTCH BUILDING & DEVELOPMENT COMPANY, INC.
By _____
Joe A. Scotch, Jr., Vice-President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Joe A. Scotch, Jr.
whose name as Vice President of Scotch Building & Development Company, 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 7th day of March

[Signature]
Notary Public