

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
10/24/1980 00:00:00 FILED/CERTIFIED

(Name) A. Eric Johnston  
(Address) 100 Scotch Drive 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 Six Thousand and No/100-----(\$46,000.00)-----Dollars

to the undersigned grantor, Scotch Building and 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

John Wilburn Cotten and wife, Ella Virgene Cotten

(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 Eagle Wood Estates, First Sector,  
as recorded in Map Book 7, page 45, in the Probate Office of Shelby  
County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1981.

Easement as shown by recorded map. (7.5' East & 10' South)

Building line as shown by recorded map (30')

Right of way to Alabama Power Company recorded in Vol. 312, page 157, in the Probate  
Office of Shelby County, Alabama.

Restrictions recorded in Misc. Vol. 24, page 847, and Misc. Vol. 36, page 26, in said  
Probate Office.

\$44,000.00 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 CERTIFY THIS  
INSTRUMENT WAS FILED

1980 OCT 24 AM 9:51

Deed 2.00  
Rec. 1.50  
Ind. 1.00  
4.50

Recy. 407-100

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 President, Joe A. Scotch, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of October 19 80

ATTEST: SCOTCH BUILDING AND DEVELOPMENT COMPANY, INC.

\_\_\_\_\_  
Secretary

By Joe A. Scotch, Jr. President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Joe A. Scotch, Jr.  
whose name as President of Scotch Building and 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 20th day of October 19 80

A. Eric Johnston  
2220 2nd Street  
Bham. Ala. 35203

\_\_\_\_\_  
Notary Public