

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
03/09/1981 00:00:00 FILED/CERTIFIED

(Name) A. Eric Johnston

(Address) 2220 Highland Ave. South Birmingham, Alabama 35255

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 One Thousand Nine Hundred and No/100-----(\$41,900.00)----Dollars

to the undersigned grantor, Scotch Building and Development 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

Philip A. Bradberry and wife, Denise Bradberry

(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 6, according to the survey of Eagle Wood Estates, Third Sector as recorded
in Map Book 7, page 92 in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1981.

30' building line and 10' easement on rear as shown by recorded map.

\$38,200.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith delivery of this deed.

BOOK 331 PAGE 589

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1981 MAR 09 AM 9:05

See Map 410-HBB

JUDGE OF PROBATE

Deed TAX 4.00

Rec 1.50

Jud 1.00

6.50

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 3rd day of March 19 81

ATTEST:

Wayne G. Smith

SCOTCH BUILDING AND DEVELOPMENT CO., INC.

By *Joe A. Scotch Jr.*
Joe A. Scotch, Jr., Vice-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 Vice President of Scotch Building and Development 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 3rd day of March 19 81

Wayne G. Smith

Notary Public