

This instrument prepared by

19810416000042230 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/16/1981 00:00:00 FILED/CERTIFIED

(Name) M. Ann Huckstep, Lange, Simpson, Robinson & Somerville

(Address) 1700 First Alabama Bank Building, Birmingham, Alabama 35203

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 FIFTY-FIVE THOUSAND ONE HUNDRED SIXTY-EIGHT AND NO/100 DOLLARS (\$55,168.00) paid in hand

to the undersigned grantor, SCOTCH BUILDING & 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 ROBERT S. PETTIGREW, JR. and wife, RITA S. PETTIGREW,

(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, to-wit:

Lot 8, according to Shannon Glen as recorded in Map Book 7, page 94, in the Probate Office of Shelby County, Alabama.

EXCEPTIONS:

1. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
2. 40-foot building line as shown by recorded map.
3. 7.5-foot easement on rear and North as shown by recorded map.
4. Restrictions recorded in Misc. Volume 27, page 996, in the Probate Office of Shelby County, Alabama.
5. Right-of-way to Alabama Power Company recorded in Volume 316, page 343, in said Probate Office.

\$49,000 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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 contingent 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 encumbrances, 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 Vice President, Joe A. Scotch, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of April, 1981.

ATTEST:

By Joe A. Scotch Jr. President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1981 APR 16 PM 3:27
411-222

DEED TAX 6.50
Rec 1.50
Sued 100.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that whose name as President of SCOTCH BUILDING & 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, SCOTCH BUILDING & DEVELOPMENT CO., INC.

Given under my hand and official seal, this the 15th day of April, 1981.