

This instrument was prepared by

(Name) A. Eric Johnston

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

1981043000047980 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/30/1981 00:00:00 FILED/CERTIFIED

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 Seventy Five Thousand and No/100-----(\$75,000.00)-----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

Larry C. Black and Mancy C. Black

(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:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 12, Township 19, Range 2 West, said corner also being the NE Corner of Lot 10, Block 17, according to the survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run easterly along the North line of said 1/4-1/4 section for a distance of 472.17 feet to the Northwesterly corner of a tract of land presently owned by William E. Poole and wife, Frances Jean Poole; thence turn to the right 90° and go 100 feet to the point of beginning of the tract hereinafter described; From said point of beginning turn left 90° and run in an easterly direction parallel with said section line a distance of 286.20 feet to a point on the Northwesterly line of Cahaba Valley Road; thence turn right 131° 35' 30" and run Southwesterly along the Northwesterly line of Cahaba Valley Road a distance of 264.14 feet; thence turn to the right 90° and go a distance of 148.23 feet; thence turn right 48° 24' 30" and run in a Northerly direction to the point of beginning.

Subject to:

Ad valorem taxes due October 1, 1981.

10 foot easement as shown on Vol. 328, page 379, in the Probate Office of Shelby County, Alabama.

\$63,000.00 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

1981 APR 30 AM 9:41

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See Pctg. 411-882
Deed tax - 12.00
Rec. 1.50
Sub. 1.00
14.50

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 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 21st day of April 19 81

SCOTCH BUILDING AND DEVELOPMENT COMPANY, INC.

ATTEST:

Secretary

By 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 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 21st day of April 19 81

Notary Public