260

[redacted] [redacted] [redacted]

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100----------Dollars

to the undersigned grantor, BIRMINGHAM TRUST NATIONAL BANK, a National Banking Association (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

DENTON O. SCOTT and SUZANNE B. SCOTT

(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 11, Block 1, according to the survey of Kerry Downs, as recorded in Map Book 5, Page 135 and 136, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1982 and thereafter.
2. 10' Easement northwest, easterly, southwesterly and southerly as shown by recorded map.
3. Restrictions as recorded in Volume 5, page 625 and Volume 5, page 86 in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Volume 281, page 497 in the said Probate Office.
5. Statutory right of redemption as evidenced by foreclosure deed recorded in Volume 336, page 913, in the office of the Judge of Probate of Shelby County, Alabama.

$99,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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. [redacted]

[redacted]

IN WITNESS WHEREOF, the said GRANTOR, by its Senior Vice / President, W. GUY WARREN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of February 19 82.

ATTEST:
Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1982 MAR -5 AM 8:25

BIRMINGHAM TRUST NATIONAL BANK
A National Banking Association
By W. Guy Warren
W. GUY WARREN, Senior Vice President

Deed 11.00
Rec. 1.50
Ind. 1.00
13.50

See Mtg. 418-758

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that W. GUY WARREN whose name as Sr. Vice President of BIRMINGHAM TRUST NATIONAL BANK, A National Banking Assn [redacted] 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 national banking association.

Given under my hand and official seal, this the 26th day of February 19 82.

Patricia H. Lozier
Notary Public