

This instrument was prepared by

(Name) Michael J. Romeo, Attorney At Law

(Address) 900 City Federal Building, Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Eight Thousand Two Hundred Thirty Dollars and 00/100---(\$58,230.00)

to the undersigned grantor, Scotch Building & 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

James L. Chapman and wife, Deborah M. Chapman

(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.

Lot 29, According to survey of Wagon Trace as recorded in Map Book 6, Page 140, in the Probate Office of Shelby Office, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1982.
2. 35' Building line as shown by recorded map.
3. 7.5' Easement on northwest and northeast as shown by recorded map.
4. Restrictions recorded in Misc. Vol. 18, page 589 and Misc. Vol. 18, page 665, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Vol. 303, page 198 and Vol. 309, page 353, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Vol. 42, page 246, in said Probate Office.
7. Agreement with Alabama Power Company recorded in Misc. Vol. 18, page 650, in said Probate Office.

153,400.00 of the purchase price recited above was paid from a mortgage loan secured simultaneously with delivery of this deed.

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,

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, Wayne J. Scotch who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of June 1982

ATTEST:

NOTARY PUBLIC  
STATE OF ALABAMA  
COUNTY OF SHELBY  
NOTARY PUBLIC

Deed tax 550  
150  
100

Scotch Building & Development Company, Inc.

By

Wayne J. Scotch

President

1982 JUN 23 AM 9:29

Secretary

800

STATE OF ALABAMA

COUNTY OF SHELBY

NOTARY PUBLIC

See Mtg. #21 pg. 413

a Notary Public in and for said County in said

I, State, hereby certify that Wayne J. Scotch whose name as President of Scotch Building & 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

18 day of

June

1982

MICHAEL J. ROMEO

ATTORNEY AT LAW

900 CITY FEDERAL BUILDING  
BIRMINGHAM, ALA 35203

TELEPHONE 328-2300

Notary Public