

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 & 00/100 ---

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

William G. Shumaker and wife, Colleen S. Shumaker

(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 49, according to the survey of Wagon Trace as recorded in Map
Book 6, page 140 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1982.
2. Easements and restrictions of record

33

PAGE

341

BOOK

1982 JUL 13 AM 11:53

Scotch Building & Development Co., Inc.
Deed 3.00 Security 421-783
Rec. 1.50
Ind. 1.00
550

A 55,300.00 of the purchase price stated above was paid from a mortgage
loan closed 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 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,

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 25 day of June 19 82

Scotch Building & Development Co., Inc.

ATTEST:

Wayne J. Scotch
Wayne J. Scotch President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said
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 25 day of June 19 82

Notary Public