

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Thomas E. Norton, Jr.  
314 North 18th Street  
Bessemer, Alabama 35020

(Address) \_\_\_\_\_

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty-eight Thousand Two Hundred and 00/100 (\$58,200.00) Dollars

to the undersigned grantor, Fulton Construction Company, Inc. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto

Steve M. Carroll and wife, Sharon G. Carroll

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby  
County, Alabama

Lot 12, according to the survey of Scottsdale, Second Addition as recorded  
in Map Book 7, Page 118 in the Probate Office of Shelby County, Alabama

Subject to the following:

1. Ad Valorem taxes for the year 1982 which are not due and payable until October 1, 1982.
2. Building setback line of 35 feet reserved from Diane Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 foot easements on West and North sides of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29, Page 229, in Probate Office.
5. Permit to Alabama Power Company and South Central Bell as shown by instrument in Deed Book 318, Page 4, in Probate Office.
6. Right-of-Way granted to Southern Natural Gas Corporation by instrument recorded in Deed Book 90, Page 62, in Probate Office.
7. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 320, Page 191, in Probate Office.

\$55,250.00 of the above recited consideration was furnished to the Grantees herein through a mortgage loan from Engel Mortgage Company, Inc. secured by a mortgage on the above described real estate and executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert E. Fulton  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of July 1982

ATTEST:

Fulton Construction Company, Inc.

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

By Robert E. Fulton  
 Its: Secretary President

STATE OF Alabama  
 COUNTY OF Jefferson

1982 AUG -2 AM 9:12

Thomas E. Norton, Jr.  
 JUDGE OF PROBATE

Deed tax - 3.00  
Rec - 1.50  
Ind. 1.00  
5.50

I, the undersigned a Notary Public in and for said County in said  
 State, hereby certify that Robert E. Fulton  
 whose name as President of Fulton Construction 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 30th day of July 1982

My commission expires: 1-11-83

Thomas E. Norton, Jr.  
 Notary Public

BOOK 341 PAGE 496