

SEND TAX NOTICE TO:

(Name) L. Boyd Mason

(Address) 2525 Singletree Circle
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Michael J. Romeo

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

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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty eight thousand two hundred thirty and No/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 L. Boyd Mason and wife Nancy M. Mason

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

Lot 36, 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. Advalorem taxes due and payable October 1, 1982.
2. 35 foot building line as shown by recorded map.
3. 7.5 foot easement on northeast and rear as shown by recorded map.
4. Restrictions recorded in Misc. Volume 18, page 589 and Misc. Volume 18, page 665 in the Probate Office of Shelby County, Alabama
5. Right of way to Alabama Power Company recorded in Volume 303, page 198 and Volume 309, page 353 in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 42, page 246 in said Probate Office.
7. Agreement to Alabama Power Company recorded in Misc. Volume 18, page 650 in said Probate Office.

\$50,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 6th day of August 19 82

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG 11 AM 8:38

STATE OF Alabama
COUNTY OF Jefferson

Thomas A. [Signature]
JUDGE OF PROBATE

By Joe A. Scotch, Jr. President
Scotch Building & Development Co., Inc.
Deed 8.50 Sum 422-483
Rec. 1.50
Ind. 1.00
11.00

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 & 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 6th day of August 19 82

Notary Public