

593

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael J. Romeo, Attorney At Law

(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 Dollars and 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

Thomas E. Hawks and wife, Alicia Hawks

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

Lot 8, Block 1, according to the survey of Hamlet, Second Sector, as recorded in Map Book 8, page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1982.
2. 35' Building line as shown by recorded map.
3. Restrictions recorded in Misc. Vol. 40, page 73, in the Probate Office of Shelby County, Alabama.

\$55,300.00 of the purchase price recited above was paid from a mortgage filed simultaneously herewith.

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 13 day of August 19 82

ATTEST:

See Mtg. 422-44-655
Deed tax - 300
150
100
50
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 AUG 17 PM 1:03
Secretary

Scotch Building & Development Co., Inc.

By Joe A. Scotch, Jr. Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I, the undersigned Joe A. Scotch, Jr. a Notary Public in and for said County in said State, hereby certify that Vice President of Scotch Building & Development Co., Inc. whose name as 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 13 day of August 19 82

[Signature]
Notary Public