

(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 Forty-Nine Thousand Six Hundred Fifty 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

Robert F. Payne and wife, Carol D. Payne

(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.

\$47,150.00 was paid from a Mortgage filed simultaneously herewith.

Lot 7, according to the Survey of Eaglewood First Sector, as recorded in Map  
Book 7, page 45, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1982.
2. 30 foot building line as shown by recorded map.
3. Varying easement on south and 7.5' easement on west as shown by recorded map.
4. Right of Way to Alabama Power Company recorded in Vol. 312, page 157, in the Probate Office of Shelby County, Alabama.
5. Restrictions contained in Misc. Vol. 24, page 847, in said Probate Office.

342 PAGE 201  
BOOK

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

1982 SEP -7 AM 11:31

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

See Mtg 423 -  
Seed tag 250  
Re 150  
100  
500

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 Vice President, Joe A. Scotch, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of August 1982

ATTEST:

Scotch Building & Development Company, Inc.

By Joe A. Scotch, Jr. Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

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 31 day of August 19 82

Notary Public