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## SEND TAX NOTICE TO:

(Name) Mr. and Mrs. George McCoy

(Address) 3507 North Broken Bow Drive  
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 900 City Federal Building, Birmingham, AL 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 Seventy Thousand and 00/100-----

to the undersigned grantor, Scotch Building and Development Company, Inc. by Joe A. Scotch Jr.,  
(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

George Douglas McCoy and wife Nancy B. McCoy

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

Lot 9, Block 4, according to the Survey of Broken Bow as recorded in Map  
Book 7, Page 145 in the Probate Office of Shelby County, Alabama

Subject to:

1. Ad Valorem Taxes due and payable October 1, 1983.
2. 35 foot building line as show by recorded map.
3. 5 foot easement on rear as shown by recorded map.
4. Restrictions contained in Volume 30, Page 957 in the Probate Office of Shelby County, Alabama.
5. Right of way to South Central Bell recorded in Volume 320, Page 916 in said Probate Office.

\$ 70,000.00 of the purchase price reflected 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 President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of December 19 82

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
1982 DEC -7 AM 8:34  
Secretary

Scotch Building & Development Co., Inc.  
By: Joe A. Scotch Jr. President

STATE OF Alabama  
COUNTY OF Shelby

1982 DEC -7 AM 8:34

Thomas A. Lawrence  
JUDGE OF PROBATE

Rec. 1.50  
Ind. 1.00  
2.50

See mtg. 425-334

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 and 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 1st

day of December

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