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(Name) Mr. and Mrs. Robert Wayne Mason

(Address) 5345 South Broken Bow Drive
Birmingham, Alabama

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 900 City Federal Bldg. B'ham., 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



Shelby Cnty Judge of Probate, AL
12/16/1982 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Two Thousand Nine Hundred Fifty Dollars and 00/100-----

to the undersigned grantor, Scotch Building and Development Company 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 Wayne Mason and wife Tresa Mason

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

Lot 3, 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' Building line as shown by recorded map.
3. 7.5' Easement on rear and East as shown by recorded map.
4. Restrictions as recorded in Misc. Volume 30, Page 957 in the Probate Office of Shelby County, Alabama.
5. Right of way to South Central Bell as recorded in Volume 320, Page 916 in said Probate Office.

\$ 63,000.00

loan closed down with delivery of title 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 11th day of December 19 82

ATTEST:

Scotch Building & Development Co., Inc.

By: Joe A. Scotch, Jr. President

STATE OF Alabama }
COUNTY OF Shelby }

1982 DEC 16 AM 9:28

Deed 10.00 Sec mtg. 425.548
Rec. 1.50
Ind. 1.00
12.50

I, the undersigned Joe A. Scotch, Jr. a Notary Public in and for said County in said State, hereby certify that
whose name as Vice President of Scotch Building and Development Company
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 11th day of December 19 82

Notary Public

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