

(Name) and Laurie S. Bailey

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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 **Sixty-three Thousand Nine Hundred and 00/100 Dollars**

to the undersigned grantor, Fulton Construction 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

Jefforey C. Bailey and wife, Laurie S. Bailey

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

Lot 24, according to the survey of Scottsdale, Second Addition as recorded in Map Book 7, Page 118 in the Probate Office of Shelby County, Alabama.

Subject to the following exceptions:

1. Taxes for the year 1983 and subsequent years.
2. Building setback line of 35 feet reserved from Diane Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including 10-foot easement on rear of lot, and 5-foot easement on South side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29, Page 229, in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 320, Page 891, in Probate office.
6. Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 318, Page 04, in Probate Office.
7. Right-of-Way granted to Southern Natural Gas Corporation by instrument recorded in Deed Book 90, Page 62, in Probate Office.

\$61,200.00 of the above recited consideration was furnished to the grantees herein through a mortgage loan from National Heritage Mortgage Company secured by a mortgage on the above described real estate and executed 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 President, Robert E. Fulton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of February 1983

**ATTEST:**

**Fulton Construction Company, Inc.**

By X School 6 - Lull President

STATE OF Alabama }  
COUNTY OF Jefferson }

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I, \_\_\_\_\_ the undersigned  
State, hereby certify that Robert E. Fulton

whose name as President of Fulton Construction 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

16th day of February 1983

My commission expires: Nov. 29, 1987