

1391

SEND TAX NOTICE TO:

(Name) Ernst H. Mueksch

(Address) 3370 North Broken Bow Drive
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Michael J. Romeo, Attorney
900 City Federal Building
(Address) 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 Seventy-Four Thousand Five Hundred and 00/100

to the undersigned grantor, Scotch Building & Development Company a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto Ernst H. Mueksch and wife Elizabeth J. Mueksch

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

Lot 34, according to the Survey of Broken Bow, 1st Addition, 1st Phase
as recorded in Map Book 8, page 116 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 shown by recorded map
3. 10 foot easement on rear as shown by recorded map
4. Mineral and mining rights and rights incident thereto
recorded in Volume 81, page 171 in the Probate Office
of Shelby County, Alabama.

BOOK 348 PAGE 155

\$ 70,750⁰⁰ of the purchase price recited above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 20 day of June 1983

ATTEST:

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY
Secretary

Scotch Building & Development Co., Inc.

By Joe A. Scotch, Jr. PresidentSTATE OF
COUNTY OF SHELBY1983 JUN 29 AM 10:46
see 432-492
JUDGE OF PROBATESend TAX 4.00
Rec 1.50
Jud 1.00
6.50

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
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 20 day of June 19 83