

## SEND TAX NOTICE TO:

(Name) John G. Canfield(Address) 3363 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-Five Thousand Nine Hundred and 00/100to 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 untoJohn G. Canfield and wife Denise C. Canfield  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama.Lot 49, according to the Survey of Broken Bow, First Addition, First  
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 on north and west as shown by recorded map.
3. 7.5 foot easement on rear as shown by recorded map.
4. restrictions contained in Misc. Vol. 51, page 149 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 81, page 171, in said Probate Office.

\$72,100<sup>00</sup> of the purchase price of the above was paid from a mortgage  
loan closed simultaneously with delivery of the 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 30 day of September 19 83

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILEDBy Joe A. Scotch, Jr.  
Vice PresidentSTATE OF ALABAMA }  
COUNTY OF SHELBY }

1983 OCT 10 AM 11:23

see Mtg 437-646  
Thomas A. Shaw  
JUDGE OF PROBATEDeed TAX 4.00  
Rec 1.50  
Ins 1.00  
6.50I, the undersigned  
State, hereby certify that Joe A. Scotch, Jr.  
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 30 day of September 19 83[Signature]  
Notary Public