

SEND TAX NOTICE TO:

(Name) Kurt R. Regulski

This instrument was prepared by

(Address) 5349 South Broken Bow Drive
Birmingham, Alabama 35243(Name) Michael J. Romeo, Attorney(Address) 900 City Federal Building
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 00/100to the undersigned grantor, Scotch Building and 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 untoKurt R. Regulski and wife Barbara Brown Regulski(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.Lot 4, 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 shown by recorded map.
3. 5 foot easement on rear and 7.5 foot easement on west as shown by recorded map.
4. Restrictions recorded in Misc. 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

BOOK 350 PAGE 485

\$ 70,750.00 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 30 day of September 1983

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Scotch Building and Development Company

By

Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

1983 OCT 10 AM 11:15

SHELBY CO. 437-640

J. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 4.00
Rec 1.50
Sud 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 VicePresident 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 30th

day of

September19 83

Notary Public