

720
SEND TAX NOTICE TO:

(Name) James C. Adler

(Address) 3394 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-Seven Thousand Four Hundred and 00/100

to the undersigned grantor, Scotch Building and Development 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

James C. Adler and wife Susan M. Adler

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

Lot 40, 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, 1984.
2. 35' building line; 20' easement on rear and 10' easement on west as shown by recorded map.
3. Restrictions as recorded in Misc. Volume 51, page 149 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto as recorded in Volume 81, page 171 in said Probate Office.

BOOK 352 PAGE 06

SCOTCH BUILDING AND DEVELOPMENT CO.
J. C. ADLER, JR.
Vice President
See reg 440-800
1983 DEC 16 JFH 1:12

Deed tax - 400
150
100
650

7350000 of the purchase price of the property was used to pay a mortgage loan closed at 7.5%

For the purpose of recording this deed, the undersigned, Joe A. Scotch, Jr., Vice President of Scotch Building and Development Co., Inc., is authorized to execute this 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 9th day of December 1983

ATTEST:

Scotch Building and Development Co.

By Joe A. Scotch, Jr. President

STATE OF ALABAMA
COUNTY OF SHELBY

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 and Development 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

9th

day of December

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Notary Public