

635
SEND TAX NOTICE TO:

(Name) Fredrick M. Kapp

This instrument was prepared by

(Address) 3391 North Broken Bow Dr.
Birmingham, Alabama 35243

(Name) Michael J. Romeo, Attorney

(Address) 900 City Federal Building, Birmingham 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-Nine Thousand Nine-Hundred Fifty

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

Frederick M. Kapp and wife Karen B. Kapp
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County

Lot 42, 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:

- 353 PAGE 908
BOOK
1. Ad Valorem taxes due and payable on October 1, 1984
 2. 35' building line as shown by recorded map.
 3. 10' easement west as shown by recorded map.
 4. 40' easement Southeast corner as shown by recorded map.
 5. Restrictions as recorded in Misc. Volume 51, page 149 in the Probate office of Shelby County, Alabama.
 6. Mineral and mining rights and rights incident thereto as recorded in Voleme 81 page 171 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg 444-816
1984 MAR 12 AM 11:46

Deed tax 4.50
Rec 1.50
Ind. 1.00
7.00

Thomas P. Henderson, Jr.
JUDGE OF PROBATE

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 29th day of February 19 84

ATTEST:

Scotch Building & Development Co., Inc.
By Joe A. Scotch, Jr.
Vice President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned Joe A. Scotch, Jr. 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 29th day of February 19 84

Notary Public