

SEND TAX NOTICE TO:

(Name) Charles & Helen Harnett

(Address) 3267 South Broken Bow Dr.
Birmingham, AL 35243

This instrument was prepared by M. J. Romeo, Attorney

(Name) M. J. Romeo, Attorney at Law

(Address) 900 City Federal Building-B'ham, AL 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 Eight Hundred Dollars (79,800.00)

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 Charles F. Harnett and wife Helen M. Harnett

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

Lot 19, according to the Survey of Broken Bow, 2nd Addition
as recorded in Map Book 8, page 152 in the Probate Office of
Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due October 1, 1984.
2. 35' building line and 10' easement on west as shown
by recorded map.
3. Restrictions as recorded in Misc. Volume 54, Page
220 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.

\$63,800.00 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 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 22nd day of May 19 84

ATTEST:

Joe A. Scotch, Jr.
1.50
1.50
1.50
18.50
I CERTIFY THIS
INSTRUMENT WAS FILED By
Secretary

Scotch Building and Development Co.

Joe A. Scotch, Jr.
Joe A. Scotch, Jr. Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

1984 MAY 25 AM 9:16
449-251
Thomas C. Harnett, Jr.
JUDGE OF PROBATE

I, THE UNDERSIGNED Joe A. Scotch, Jr. a Notary Public in and for said County in said
State, hereby certify that Vice President of Scotch Building and Development Co., Inc.
whose name as 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 22ND day of May 19 84

MICHAEL J. ROMEO
ATTORNEY AT LAW
900 CITY FEDERAL BUILDING

Michael J. Romeo
Notary Public