

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100TH (\$68,900.00) DOLLARS

to the undersigned grantor, NELSON AND SCOTT BUILDERS, INC. 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 unto

MICHAEL J. FOLEY AND WIFE, CHRISTINE FOLEY

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

SHELBY

County, Alabama to-wit:

Lot 102, according to the survey of the Third Addition to Scottsdale map of which is recorded in Map Book 8 page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, set-back lines, and limitations if any.

62 \$50,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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BOOK 800K
Grantees' Address: 1104 Allison Circle, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. 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,

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 President, PERCY SCOTT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of July 19 84

ATTEST:

NELSON AND SCOTT BUILDERS, INC.

By Percy Scott President

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO. SECRETARY
I CERTIFY THIS INSTRUMENT WAS FILED
1984 AUG -8 AM 9:59
453-621

PAID TAX 12.00
Rec 2.50
Ind 1.00
21.50

I, THE UNDERSIGNED PERCY SCOTT a Notary Public in and for said County in said State, hereby certify that PERCY SCOTT whose name as THE President of NELSON AND SCOTT BUILDERS, 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 26TH day of

JULY,

19 84

Betty Hodges Notary Public