

SEND TAX NOTICE TO:

(Name) Stephen E. Hasha & Sue P. Hasha

(Address) 5487 Broken Bow Drive
Birmingham, AL 35243

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

900 City Federal Building

(Address) Birmingham, AL 35203

Form 117 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 Eighty Three Thousand One Hundred Dollars

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 Stephen E. Hasha and wife Sue P. Hasha

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

Shelby County

Lot 1, according to the Survey of Scotch's Addition to Broken Bow, as
recorded in Map Book 8, Page 149, in the Probate Office of Shelby
County, Alabama.

Subject to:

- 1) Ad Valorem Taxes due and payable October 1, 1985.
- 2) 35' building line as shown by recorded map.
- 3) 10' easement on rear and north as shown by recorded map.
- 4) Right of way to Alabama Power Company recorded in Volume
353, Page 950, in the Probate Office of Shelby County,
Alabama.
- 5) Restrictions contained in misc. Volume 54, Page 2, in
said Probate Office.
- 6) Mineral and mining rights and rights incident thereto
recorded in Volume 81, Page 171, in said Probate Office.

\$ 78,900.00

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
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President, Joe A. Scotch, Jr.
22nd day of February 1985

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS RECORDED

STATE OF Alabama
COUNTY OF Shelby

1985 FEB 27 AM 11:12

Joseph A. Scotch, Jr.
JUDGE OF PROBATE

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

Deed tax 4.50
Rec. 250
Ind. 1.00
8.00

I, the undersigned
State, hereby certify that Joseph A. Scotch, Jr.
whose name as President of Scotch Building and Development Co., 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the

22nd

day of

February

19 85

Michael J. Romeo
Notary Public