

This instrument was prepared by

(Name) Joseph L. Berry
 5005 Meadow Brook Road
 (Address) Birmingham, AL 35243

(Name) Thomas L. Foster, Attorney(Address) 513 North 21st Street, Birmingham, 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 One Hundred Thirty Nine Thousand Nine Hundred Dollars
 (\$139,900.00)

to the undersigned grantor, Scotch Building and Development Company 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 Joseph L. Berry and wife Nancy J. Berry

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

Shelby County:

Lot 61, according to the Survey of Meadow Brook, Fifth Sector, First
 Phase as recorded in Map Book 8, Page 109 in the Probate Office of
 Shelby County, Alabama.

Subject to:

- 1) Ad Valorem Taxes due and payable October 1, 1985.
- 2) Mineral and mining rights and rights incident thereto recorded in Volume 32, page 306 and volume 40, page 265 in the Probate Office of Shelby County, Alabama.
- 3) Right of way to Alabama Power Company as recorded in Volume 324, page 460 Volume 349, page 802 and Volume 324, page 470 in the Probate Office of Shelby County, Alabama.
- 4) Agreement with Alabama Power Company as recorded in Misc. Volume 52, Page 193 in said Probate Office.
- 5) Restrictions as recorded in Misc. Volume 52, page 197, Misc. Volume 50, page 948, Misc. Volume 50, page 828 and Misc. Volume 56, page 195 in said Probate Office.

RECORDING FEES

Mortgage Tax	\$	<u>70.00</u>
Deed Tax		<u>2.50</u>
Mineral Tax		<u>1.00</u>
Recording Fee		<u>73.50</u>
Index Fee		
TOTAL	\$	<u>73.50</u>

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

1985 MAY -9 AM 11:00

Thomas A. Scatch, 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 President, Joe A. Scotch, Jr.
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 85

ATTEST:

SCOTCH BUILDING AND DEVELOPMENT CO.

By Joe A. Scotch, Jr. President

Secretary

STATE OF Alabama }
 COUNTY OF Shelby }

I, the undersigned
 State, hereby certify that Joe A. Scotch, Jr.
 whose name as 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 30th day of April 19 85

Carol Ann Heywood
 Notary Public