

SEND TAX NOTICE TO:

(Name) James A. & Jane H. Tabb

(Address) 3279 Broken Bow Drive
Birmingham, AL 35243

This instrument was prepared by

(Name) Michael J. Romeo

(Address) 900 City Federal Bldg., 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-five Thousand and Nine Hundred Dollars (\$85,900.00)

to the undersigned grantor, Scotch Building & Development Company, 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 James A. Tabb and wife, Jane H. Tabb

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

Shelby County, Alabama

Lot 79, according to the Survey of Broken Bow, Second Addition as recorded in Map Book 8, page 152, 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 5' easement on east and west sides as shown by recorded map.
- (4) Restrictions as recorded in Misc. Volume 54, page 220, in the Probate Office of Shelby County, Alabama.
- (5) Mineral and mining rights and rights thereto as recorded in Vol. 81, Page 171, in the Probate Office of Shelby County, Alabama.

BOOK 028 PAGE 568

\$63,900.00 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 22nd day of May 1985

ATTEST:

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

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

STATE OF Alabama
COUNTY OF Shelby

1985 MAY 29 AM 9:39

Thomas A. Landrum, Jr.
JUDGE OF THE COURT

Deed TAX 22.00
Rec 2.50
Jud 1.00
25.50

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

22nd

day of May

1985

M. Bull
Notary Public