

3620

(Name) Larry William Carlson

(Address) 3263 North Broken Bow Drive  
Birmingham, AL 35243

This instrument was prepared by

(Name) M. J. Romeo, Attorney

(Address) 900 City Federal Bldg., 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 Eighty-seven Thousand, Six Hundred and Fifty Dollars

to the undersigned grantor, Scotch Building and 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 Larry William Carlson and Wife, Janet H. Carlson

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

Lot 20, according to the survey of Broken Bow, 5th Addition as recorded  
in Map Book 9, page 13 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 west and rear sides as shown by recorded map.
- 4) Restrictions as recorded in Misc. Vol. 54, page 220 in the Probate Office  
of Shelby County, Alabama.
- 5) Mineral and mining rights and rights incident thereto as recorded in  
Vol. 81, page 171 in said Probate Office.

BOOK 031 PAGE 234

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

1985 JUN 19 AM 11:46

*Thomas C. Henderson, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ <u>4.50</u>
Deed Tax	
Mineral Tax	<u>2.50</u>
Recording Fee	<u>1.00</u>
Index Fee	
TOTAL	\$ <u>8.00</u>

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 Vice President, Wayne J. Scotch  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of June 19 85

ATTEST:

Scotch Building and Development Co., Inc.  
By *Wayne J. Scotch* Vice President

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned  
State, hereby certify that Wayne J. Scotch  
whose name as Vice 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.

Given under my hand and official seal, this the 13th day of June 19 85

*Alabama Seal*  
213 N. 20th St. Bk. 35203

*Notary Seal*  
Notary Public