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(Name) Selby Race Seale

This instrument was prepared by

(Address) 5136 Broken Bow Drive
Birmingham, AL 35243

(Name) Michael J. Romeo, Attorney at Law

(Address) 900 City Federal Building

Form 1-17 Rev. 5/82 Birmingham, AL 35203

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 Ninety-Five Thousand Three Hundred Seventy-Five Dollars

to the undersigned grantor, Scotch Building and Development Company, Inc. a corporation,
(therein 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 untoSelby Race Seale and wife Kathy S. Seale
(therein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County

Lot 10, according to the Survey of Broken Bow, 4th Addition as
recorded in Map Book 8, page 163 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 as shown by recorded map.
4. Right of way to South Central Bell as recorded in
Volume 353, page 802 and Volume 353, page 818 in the
Probate Office of Shelby County, Alabama.
5. Restrictions as recorded in Misc. Volume 55, page
258 in said Probate Office.
6. Mineral and mining rights and rights incident thereto
as recorded in Volume 81, page 171 in said
Probate Office.

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\$75,600⁰⁰of 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 August 19 85

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY
I CERTIFY THIS
INSTRUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED FOR RECORD.Scotch Building and Development
Company, Inc.

By Joe A. Scotch, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

1985 AUG 27 AM 9:20

Deed Tax - 20.00
Rec. 250
Ind. 100
23 52I, the undersigned
State, hereby certify that Joe A. Scotch, Jr.,

a Notary Public in and for said County in said

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 22nd

day of

August

19 85

Notary Public