

This instrument prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 900 City Federal Building, Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Six Thousand Dollars (\$86,000.00)

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 Richard E. Smith and
 wife, Angela Wooten Smith

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
 of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
 situated in Shelby County, Alabama.

A Resurvey of Lot 4, Block 3, BROKEN BOW, as recorded in Map Book 9,
 page 93, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due and payable October 1, 1985.
2. Coal, oil, gas and other mineral interests in or under the land.
3. 35' building line as shown by recorded map.
4. 5' easement East as shown by recorded map.
5. Restrictions recorded in Misc. Volume 30, page 957, Misc. Volume 46, page 316, Misc. Volume 46, page 319, and Misc. Volume 46, 338 in the Probate Office of Shelby County, Alabama.
6. Right of way to South Central Bell recorded in Volume 320, page 916 in said Probate Office.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		8.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	12.00

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\$77,500.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
 them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
 tingent remainder and right of reversion. 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 encum-
 brances,

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. 19 85
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August

Scotch Building & Development Co., Inc

ATTEST:

By

President

STATE OF ALABAMA
COUNTY OF SHELBY

a Notary Public in and for said County in said

I, the undersigned Joe A. Scotch, Jr.

State, hereby certify that

whose name as

President of Scotch Building & 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 30th day of August

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Notary Public