

This instrument was prepared by

CORRECTED

(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 GRANTEES 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 GRANTEES) 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.

Lot 4A according to  
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

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

1985 SEP 17 AM 10:41

JUDGE OF PROBATE

\$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 GRANTEES 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  
GRANTEES, 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 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 August 19 85  
Scotch Building & Development Co., Inc.

ATTEST:

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

1986 FEB 13 AM 10:44

RE-RECORDED

JUDGE OF PROBATE

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

This corrected mortgage is to correct an  
error in the legal description in  
that certain mortgage recorded in Real  
Volume 041 at Page 485.

19 85

Notary Public

BOOK 041 PAGE 485

BOOK 060 PAGE 808