

GRANTEE  
5499-BROKEN BOW DR  
BHAM - 35248

This instrument was prepared by

(Name) Michael J. Romeo

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

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand Eight Hundred and 00/100-----  
(\$79,800.00)

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

Robert Johns and wife Betty Johns

(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 4, according to the Survey of Scotch's Addition to Broken Bow as recorded  
in Map Book 8, page 149, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1986.
2. 35 foot building line on south and east as shown by recorded map.
3. 10 foot easement on rear and 10 foot easement on east as shown by recorded map.
4. Right of Way to Alabama Power Company recorded in Volume 353, Page 950 in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Volume 54, Page 2 in said Probate office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 81, page 171 in said Probate Office.

1. Deed Tax \$ 20.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 23.50

#60,100.00

of the purchase price of the property being sold, the balance of the purchase price being paid in a mortgage  
loan closed at the same time with delivery of the 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 28th day of February 19 86  
Scotch Building & Development Co.

ATTEST:

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

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Joseph A. Scotch, Jr.  
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 28th day of February

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Michael J. Romeo

Notary Public