

SEND TAX NOTICE TO:

(Name)

Robert Nicolò

(Address)

3295 North Broken Bow Dr
B'ham AL 35243

This instrument was prepared by

(Name) Michael J. Romeo

(Address) 900 City Federal Building

Form 1-1-7 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 Eighty Three Thousand Three Hundred Fifty Three (\$83,353.00)

to the undersigned grantor, Scotch Building and Development Co. 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 C. Nicolò and wife Rickie A. Nicolò

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

Lot 75, according to the Survey of Broken Bow, Second Addition as
recorded in Map Book 8, page 152, in the Probate Office of Shelby
County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1986.
2. 35' building line; 10' easement rear and 15' easement east as shown by recorded map.
3. Restrictions as recorded in Misc. Volume 54, page 220, in the Probate Office of Shelby County, Alabama.
4. Coal, oil, gas and other mineral interest in, to or under the land herein described are not insured.

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

1986 MAY -5 PM 2:11

Thomas A. Shover, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 4.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.00

\$ 79,150.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, 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 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 April 1986

ATTEST:

Scotch Building and Development Co.

By

Joe A. Scotch, Jr.
President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that Joseph A. Scotch, Jr.

whose name as President of Scotch Building and Development Co.
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

April

1986

Notary Public