

SEND TAX NOTICE TO:
Vicki Scott, James D. Scott and
(Name) Ellen I. Scott
619 Cahaba Manor Trail
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and No/100 (\$55,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KENNETH A. BRAST, a married man and WILLIAM D. MURRAY, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

VICKI SCOTT, JAMES D. SCOTT and ELLEN I SCOTT

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

Shelby County, Alabama to-wit:

Lot 18 and the East 3.1 feet of Lot 19, according to the Survey of Cahaba Manor Town
Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Office of the Judge of
Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1986.
2. Easements over the easterly 15 feet of subject property for public utilities, as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 108, page 379.
4. Agreements with Alabama Power Company in Misc. Volume 34, page 457.
5. Agreements regarding underground cables in Misc. Volume 34, page 463.
6. Easements and agreements to Pelham Sewer Fund, Inc., in Deed Volume 345, page 785.
7. Declararion of covenants, agreements and conditions in Misc. Volume 49, page 238 and Misc. Volume 49, page 241.

\$42,000.00 of the purchase price recited above was derived from the proceeds of a mortgage
loan closed simultaneously herewith.

The property conveyed herein does not constitute the homeplace of the
grantors.

To have and to hold unto the three named Grantees as joint tenants with right of
survivorship for and during their joint lives; and upon the death of first of the said
Grantees, unto the two survivors as joint tenants with right of survivorship; and
thereafter upon the death of the second joint tenant unto the survivor of the three joint
tenants, in fee simple, together with ever contingent remainder and right of reversion,
his or her heirs or assigns forever.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 31st

day of July, 19 86

WITNESS:

1. Deed Tax \$ 13.00
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 2.00
- TOTAL 17.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1986 AUG -6 AM 10:30 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } JUDGE OF PROBATE

Kenneth A. Brast (Seal)
KENNETH A. BRAST
William D. Murray (Seal)
WILLIAM D. MURRAY (Seal)

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that KENNETH A. BRAST and WILLIAM D. MURRAY, both married men
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of July, A.D., 19 86