

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Three Thousand Eight Hundred and 00/100-----
(\$93,800.00) Dollars

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

William T. Overstreet and wife Allyson Overstreet

(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 23, according to the Survey of Broken Bow, 5th Addition as recorded
in Map Book 9, page 13 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1986
2. 35' building line as shown by recorded map.
3. 10' easement on rear as shown by recorded map.
4. Mineral and mining rights and rights incident thereto as recorded
in Volume 81, page 171 in the Probate Office of Shelby County,
Alabama.
5. Restrictions as recorded in Volume 57, page 201 in said Probate
Office.

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

1986 AUG 13 AM 11:19

1. Deed Tax	\$ <u>5.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>250</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>850</u>

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\$89,000 of the purchase price of the above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 pre-
mises, that they are free from all encumbrances,

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 31st day of July 1986
Scotch Building and Development Company, Inc.

ATTEST:

Secretary

By

Joe A. Scotch, Jr.

President

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 Company, 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 31st day of July 19 86

[Signature]
Notary Public