

2114

SEND TAX NOTICE TO:

(Name) Stephen M. Jones
(Address) 616 Cherokee Circle
Birmingham, AL 35243

This instrument was prepared by

(Name) William D. Wise, Attorney at Law

(Address) 1600 No. 26th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82 205-226-6298

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 Eighty five thousand dollars and 00/100 (\$85,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Scotch Building and Development Company, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto Stephen M. Jones and wife
Joann G. Jones

(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 61, according to the Survey of Broken Bow, First Addition, Second Phase as recorded in Map Book 8, page 139 in the Probate Office of Shelby County, Alabama.

Property is sold subject to:

- 1] Property taxes in 1986 to be paid by the Grantees.
- 2] 35 foot building line as shown by recorded map and survey.
- 3] 40 foot easement on rear and 10 foot easement on south as shown by recorded map and survey.
- 4] Restrictions recorded in Misc. Volume 53, page 238 and Misc. Volume 52, page 576 in the Probate Office of Shelby County, Alabama.
- 5] Right of way to South Central Bell recorded in Volume 338, page 935 in said Probate Office.
- 6] Mineral and mining rights and rights incident thereto recorded in Volume 81, page 171 in said Probate Office.

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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 ~~(MAYBE)~~ and for my ~~CO-GRANTOR~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~NOT~~ 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, I have hereunto set my hand(s) and seal(s), this 26th day of August, 19 86.

WITNESS:

William D. Wise (Seal) Joe A. Scotch, Sr. (Seal)
Vice President (Seal)
Scotch Building and Development Company, Inc. (Seal)

STATE OF ALABAMA

____ COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

CORPORATE ACKNOWLEDGEMENT

STATE OF ALABAMA)
)
 JEFFERSON COUNTY)

I, William D. Wise, a Notary Public in and for said County, in said State, hereby certify that Joe A. Scotch, Jr., whose name as Vice President of Scotch Building and 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.

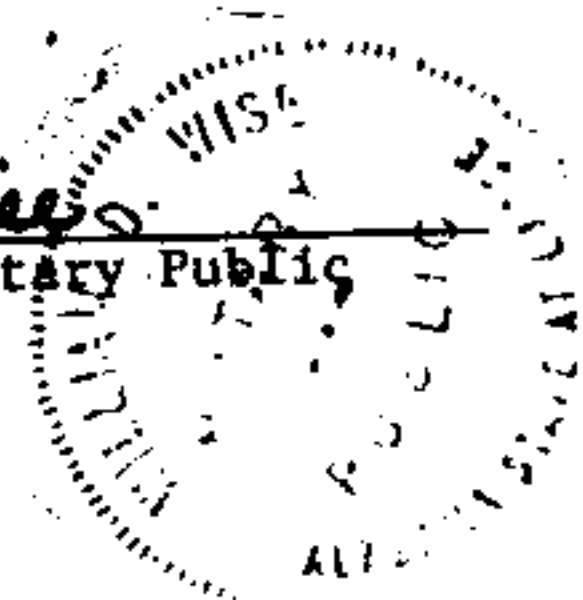
Given under my hands and official seal, this the 26th day of August, 1986

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

1986 AUG 29 AM 10:24

Thomas W. Henderson, Jr.
 JUDGE OF PROBATE

William D. Wise
 William D. Wise, Notary Public



1. ... \$ 85.00
 2. ...
 3. Recording Fee 5.00
 4. Indexing Fee 1.00
 TOTAL 91.00

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William D. Wise, Atty.
 1600 No. 26th Street
 Birmingham, AL 35234
 RETURN TO 205-226-6298

Scotch Building and

Development Co., Inc.

TO

Stephen M. Jones and wife

Joann G. Jones

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Shelby County, Alabama

THIS FORM FROM

ALABAMA TITLE CO., INC.
 BIRMINGHAM, ALABAMA