

SEND TAX NOTICE TO:

(Name) Timothy W. Scott  
504 Overhill Road  
(Address) Pelham, Alabama 35124

This instrument was prepared by 708  
(Name) Frank K. Bynum  
2100 Sixteenth Avenue South  
(Address) Birmingham, Alabama 35205

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-SIX THOUSAND EIGHT HUNDRED AND NO/100----- DOLLARS

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

Lorraine Ashcraft, wife of Henry William Ashcraft

(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy W. Scott and Lee L. 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 2, in Block 4, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$ 50,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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6.50  
3.50  
1.00  
10.00

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, I have hereunto set my hand(s) and seal(s), this 2nd day of September 1986

- 1. Gross Tax \$ 6.50
- 2. Net Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 10.00

STATE OF ALABAMA }  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 SEP 10 PM 12:33  
JUDGE OF PROBATE

Lorraine Ashcraft (Seal)  
Lorraine Ashcraft (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, Frank K. Bynum, a Notary Public in and for said County, in said State, hereby certify that Lorraine Ashcraft, wife of Henry William Ashcraft, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September A. D. 19 86  
2100-16th Ave So.