

This instrument was prepared by

(Name) M. J. Romeo, Attorney at Law

(Address) 900 City Federal Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Six Thousand Eight Hundred Dollars

to the undersigned grantor, Scotch Building and Development Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto W. Scott Unruh and wife Misha Unruh

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County

Lot 3, 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.

BOOK 104 PAGE 951

- Subject to:
1. Ad Valorem taxes due and payable October 1, 1987,
  2. 35' building line as shown by recorded map.
  3. Easement on west, North and South of undetermined size as shown by recorded map.
  4. Restrictions recorded in Real 53, page 576 and Real 53, page 238 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.

1. Deed Tax \$ 1500  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 1850

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
1986 DEC 15 AM 10:00  
JUDGE OF PROBATE

82 250

of the purchase price shall be paid to the seller with a 10% down payment  
loan closed simultaneously with delivery of deed.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Joe A. Scotch, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of December 1986

ATTEST:

By Joe A. Scotch, Jr. President  
Joe A. Scotch, Jr. Vice President

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned 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 Co., 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 1st day of December 1986

[Signature]  
Notary Public