

258

WARRANTY DEED

(Corporation - Survivorship)

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY )

That for and in consideration of Sixty-Nine Thousand Nine Hundred and No/100 (\$69,900.00) Dollars

to the undersigned grantor Scott and Williams Company, Incorporated

a corporation, in hand paid by Carl Wayne Orso and wife, Kelley Anne Orso

the receipt whereof is acknowledged, the said Scott and Williams Company, Incorporated

a corporation, does by these presents, grant, bargain, sell and convey unto the said Carl Wayne Orso and wife, Kelley Anne Orso

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Scottsdale, Third Addition, Phase Two, as recorded in Map Book 9, Page 12 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to the following:

1. General and special taxes for the current year and subsequent years.
2. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 57, Page 307 in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 200, Page 532 in Probate Office.
4. Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 90, Page 59; Deed Book 90, Page 62; Deed Book 90, Page 448; and Deed Book 195, Page 395 in Probate Office.

\$62,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD said property unto the said

Carl Wayne Orso and wife, Kelley Anne Orso 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Scott and Williams Company, Incorporated

a corporation, does for itself, its successors and assigns,

Pritchard, M<sup>c</sup>Call

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covenant with said Carl Wayne Orso and wife, Kelley Anne Orso, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes and any other exceptions noted above that it has a good right to sell and convey the same as afore-said, and that it will, and its successors and assigns shall warrant and defend the same to the said Carl Wayne Orso and wife, Kelley Anne Orso, their heirs, executors and assigns forever, against the lawful claims of all persons.

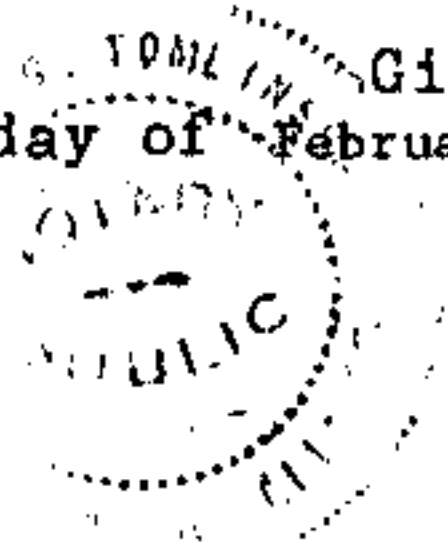
IN WITNESS WHEREOF, on this the 27th day of February, 1987, the said Scott and Williams Company, Incorporated a corporation, has caused these presents to be executed by its A. C. Scott President, who is duly authorized thereto, and the corporate seal to be affixed thereto

By [Signature]  
President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that  
A. C. Scott  
whose name, as President of the  
Scott and Williams Company, Incorporated  
a corporation, is signed to the foregoing conveyance, and who ~~and~~ 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 27th day of February, 1987.



[Signature]  
Notary Public

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

1987 MAR -4 AM 8:22

[Signature]  
JUDGE OF PROBATE

1. Local Tax	\$ 7.00
2. Mtg. Tax	
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	13.00

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(Corporation - Survivorship)

TO

PRITCHARD, McCALL & JONES

Attorneys

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