

This instrument was prepared by

✓ COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ONE THOUSAND THREE HUNDRED & 00/100---- (\$101,300.00) DOLLARS to the undersigned grantor, Scotch Building & Development Company, Inc. a corporation, (herein referred to as the 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 John Joseph Fogarty, Jr. and wife, Beth Thompson Fogarty (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

70 Lot 2, Block 16, according to the map or plat of Broken Bow South, as recorded in Map Book 11, page 82, in the Probate Office of Shelby County, Alabama.

BOOK 178 PAGE 70

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

\$96,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5212 Logan Drive, Birmingham, Alabama 35242

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 it 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, hereto set its signature and seal, this the 31st day of March, 1988.

Scotch Building & Development Company, Inc.
By: Joe A. Scotch, Jr. Vice President

60 APR -4 AM 9:50

- 1. Deed Tax 5.50
- 2. Mtg. Tax 2.50
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 9.00

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Joe A. Scotch, Jr. whose name as the Vice President of Scotch Building & Development, 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 March, 1988

[Signature]
Notary Public