

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 512 OLD MONTGOMERY HIGHWAY

HOMWOOD, ALABAMA 35209

Send Tax Notice To:

Steve Ball

5208 Logan Drive

Birmingham, Alabama 35242

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety nine thousand eight hundred & No/100 (99,800.00)

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

Steve Ball & Sharon D. Ball

(herein referred to as GRANTEES) 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, Alabama, to wit:

Lot 3 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.

Subject to taxes for 1988.

Subject to restrictions and easements of record.

The grantor does not warrant title to coal, oil, gas and other mineral interests
in, to or under the land herein conveyed.

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Due TAX 10.00
2. Map
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 13.50

\$ 89,800.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe A. Scotch, Jr. 19 88
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of June

ATTEST:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 13 PM 12: 35

Scotch Building & Development Co., Inc.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, Larry L. Halcomb

State, hereby certify that Joe A. Scotch, Jr.
whose name as President of Scotch Building & 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9th day of

June

19 88

Larry L. Halcomb

Notary Public