

This instrument was prepared by

1939

(Name) Michael J. Romeo

(Address) 900 City Federal Building Birmingham, AL 35203

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seven Thousand Dollars

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

Frederick J. Ullrich & wife Carolyn Y. Ullrich

(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

Lot 10 Block 11, according to the map of Broken Bow South, as recorded in Map Book 11, page 82, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1988
2. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
3. 10' easement on rear of lot as shown by recorded plat.
4. Restrictions as set forth in Real 168, page 278, as recorded in the Probate Office of Shelby County, Alabama.

BOOK 201 PAGE 159

1. Dead Tax \$ 11.00
2. Mig Tax
3. Recorder Fee 2.50
4. Inning Fee 1.00
TOTAL 14.50

\$ 96,300.00
~~\$ 100,000.00~~

of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 contingent 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 encumbrances, unless otherwise noted above, 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 Vice President, Joe A. Scotch, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of July 19 88

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
Secretary

By Joe A. Scotch, Jr. President

STATE OF ALABAMA
COUNTY OF JEFFERSON

88 AUG 25 AM 9:30

Thomas C. Scarborough, Jr.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that Joe A. Scotch, Jr. whose name as Vice President of Scotch Building & Development Company, 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 28th day of July

19 88

Notary Public