

This instrument was prepared by

(Name) Michael J. Romeo

(Address) Birmingham, AL 35203



James H. Linthicum
5113 Weatherford Drive
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

674

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand Four Hundred Seventy-Two and 00/100'S ***

to the undersigned grantor, Scotch Building & 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

James H. Linthicum and Polly P. Linthicum, husband and wife

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

lot 9, Block 16, according to the map of Broken Bow South, as recroded in Plat 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 setforth in Real 160, page 278, as recorded in the Probate Office of Shelby County, Alabama.

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1. Land Tax	\$ 5.50
2. Mig Tax	—
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	9.00

\$97,350.00 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 GRANTEEES as joint tenants with right of survivorship. 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 pre-
mises, 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 26th day of August 19 88

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS BY
INSTRUMENT WAS FILED

Joe A. Scotch, Jr.
President

STATE OF Alabama
COUNTY OF Shelby

88 NOV -9 AM 10:01

I, THE UNDERSIGNED

Judge of Probate

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 & 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 26th day of August

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[Signature]
Notary Public