

James T. Davis

(Name) Jenny O. Davis

5137 Weatherford Drive

(Address) Birmingham Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks
 Suite 704, Independence Plaza
 (Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixteen Thousand Five Hundred Sixty-Nine and no/100--Dollars

to the undersigned grantor,
 (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
 James T. Davis and Jenny O. Davis

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

Shelby County, Alabama, to-wit;

Lot 13, Block 11 according to the Survey of Broken Bow South as recorded in
 Map Book 11, page 82 in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restriction of record.

93,250.00 of of the purchase price recited above was paid from
 loan closed simultaneously herewith.

1. Deed Tax \$23.50
 2. Mtg. Tax 0.00
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 27.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THAT THIS
 INSTRUMENT WAS FILED
 89 MAR -9 AM 10:36

Judge of Probate

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President,

3rd

day of March

19 89

ATTEST:

Secretary

Scotch Building & Development Co., Inc.

By

By Joe A. Scotch, Jr.

Joe A. Scotch, Jr.

President

STATE OF

Alabama

COUNTY OF

Jefferson

the undersigned

I,

State, hereby certify that Joe A. Scotch, Jr.

whose name as its 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

3rd

day of March

19 89

Notary Public