

This instrument was prepared by

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

44B

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 EIGHT THOUSAND FOUR HUNDRED & 00/100— (\$108,400.00) DOLLARS to the undersigned grantor, Scotch Building & Development Company, Inc. a corporation, (herein referred to as the 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 Robert T. Mallory, Jr. and wife, Jill Mallory (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 18, Block 5, according to the Survey of Broken Bow South as recorded in Map Book 11, page 82 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

255 PAGE \$100,582.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

255 GRANTEES' ADDRESS: 5008 Little Turtle Drive, Birmingham, Alabama 35242-3249

BOOK Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to insured property or buildings.

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 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 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, hereto set its signature and seal, this the 31st day of August, 1989.

1. Deed Tax -----	\$ 2.00	Scotch Building & Development Company, Inc.
2. Mtg. Tax -----	\$	By: <i>Joe A. Scotch, Jr.</i>
3. Recording Fee -----	\$ 2.50	Joe A. Scotch, Jr., Vice President
4. Indexing Fee -----	\$ 3.00	
5. No Tax Fee -----	\$	
6. Certified Stamp Fee --	\$ 1.00	

STATE OF ALABAMA ----- \$ 14.50
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 August, 1989

Notary Public

My Commission Expires March 10, 1991