

This instrument was prepared by

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

2147

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 & 00/100— (\$108,000.00) DOLLARS to the undersigned grantor, Scotch Building & Development Co., Inc. a corporation, (herein referred to as the 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 Phillip S. Sanders and wife, Sheila J. Sanders (herein referred to as GRANTEEES) 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 11, Block 13 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 existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$102,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5009 Little Turtle Drive, Birmingham, Alabama 35242-3247

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 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, hereto set its signature and seal, this the 25th day of September, 1989.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Scotch Building & Development Co., Inc.
By: Joe A. Scotch, Jr.
Joe A. Scotch, Jr., Vice President

89 SEP 27 PM 2:24

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

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 25th day of September, 1989

My Commission Expires March 10, 1991

Notary Public

1. Deed Tax	\$ 5.50
2. Map Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Stamp Fee	\$ 1.00