

This instrument was prepared by

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

Send Tax Notice To:  
Robert A. Braeunig  
4832 Keith Drive  
Birmingham, Alabama 35242

746  
Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred eight thousand six hundred & No/100 (108,600.00) DOLLARS,  
to the undersigned grantor, Scotch Building & Development Co., Inc., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
Robert A. Braeunig

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to wit:

Lot 6, in Block 13, according to the map and survey of Broken Bow, South, as recorded  
in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions appearing of record in Real Volume 160, Page 278.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded in Deed  
Book 124, Page 562; and Deed Book 139, Page 139.

Subject to utility and drainage easement to Scotch Building and Development Company, Inc.  
recorded in Real Volume 245, Page 820 in the Probate Office of Shelby County, Alabama.

Subject to right of way in favor of Alabama Power Company and South Central Bell Telephone  
Company by instrument(s) recorded in Real Volume 224, Page 579.

Subject to 10 foot easement for public utilities along North line; as shown by recorded map.

Subject to sink holes, 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.

\$86,850.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, 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 GRANTEE, his, her or their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
authorized to execute this conveyance, hereto set its signature and seal.

this the 10th day of January, 1990

Deed TAX 22.00  
Rec 2.50  
Jud 3.00  
Cert 1.00  
28.50  
President, who is

ATTEST:

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

Scotch Building & Development Co., Inc.

By

President

STATE OF ALABAMA

90 JAN 16 AM 10:17

COUNTY OF JEFFERSON  
I, Larry L. Halcomb, JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

hereby certify that Joe A. Scotch, Jr.

whose name as 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 10th day of January, 1990

Notary Public