

Tax Notice To: Paul L. Eschmann, Sr.
No. 7 Monte Bello Lane
Montevallo, AL. 35115

1690



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) James A. Holliman, Attorney
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) -----DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE LOAN
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RALPH V. SCOTT and wife, DEBORAH S. SCOTT

(herein referred to as grantors) do grant, bargain, sell and convey unto

PAUL L. ESCHMANN, SR. and wife, KATHLEEN B. ESCHMANN

(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 7, according to the Survey of MONTE BELLO, as recorded in Map Book 6,
Page 23, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mortgage in favor
of Hall Financial Services, Inc., dated March 5, 1987 and recorded in
Real Book 121, Page 442, and assigned to Molton, Allen & Williams
Corporation by instrument recorded in Real Book 240, Page 887, in the
Probate Office of Shelby County, Alabama; which said mortgage Grantees
herein agree to assume and pay according to its terms and conditions.

Paul L. Eschmann, Sr. Social Security No. 437-74-7032
Kathleen B. Eschmann Social Security No. 438-68-5189

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

90 FEB 28 AM 9:35

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 26th

day of February, 19 90

WITNESS:

(Seal)

RALPH V. SCOTT

(Seal)

(Seal)

DEBORAH S. SCOTT

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Ralph V. Scott and wife, Deborah S. Scott
whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of February, A.D., 19 90

My Commission Expires: 3-10-93