

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

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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 EIGHT HUNDRED & NO/100— (\$108,800.00) 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 Gregory C. Ott and wife, Corilyn Mae Ott (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 9, 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. Less and except the following 42 square foot parcel: Commence at the SE Corner of said Lot 9; thence run west along said lot line 14.00 feet; thence 156 deg. 27' 57" right, 15.01 feet to the east line of said lot 9; thence 111 deg. 18' 05" right 6 feet to the Point of Beginning.

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

\$94,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5001 Little Turtle Drive, Birmingham, Alabama 35242


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 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 President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 3rd day of May, 1990.

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

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

State of Alabama) 90 MAY -4 PM 12:39
County of Shelby)

I, the undersigned, 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., 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 full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 3rd day of May, 1990.

My Commission Expires March 10, 1991


Notary Public

1. Deed Tax	\$ 14.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$
6. Total	\$ 21.00