

This instrument was prepared by

(Name) Mason & Fitzpatrick, P.C.

(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 889
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirteen Thousand Six Hundred & NO/100ths \$113,600.00

to the undersigned grantor, Scotch Building & Development Co., Inc. a corporation,
(herein referred to as 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

Seth D. Lynn and Rebecca A. Ruhsam, single individuals

(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 right of reversion, the following described real estate,
situated in Shelby County, Alabama.

Lot 14, Block 5, according to the Survey of Broken Bow South, Phase II as recorded
in Map Book 14, Page 72 in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$102,200.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5024 Little Turtle Drive, Birmingham, Alabama 35242
Purchaser acknowledges that Purchaser has been informed by Seller of sinkholes and soil
conditions existing in Shelby County. Purchaser agrees that Seller shall not be liable for
earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any
other known or unknown surface or subsurface condition that may now or hereafter exist or
occur or cause damage to persons, property or buildings. Purchaser does forever release
Seller from any damages arising out of surface and subsurface of the above described
property, and this release shall constitute a covenant running with the land conveyed
hereby, as against Purchaser and all persons, firms and corporations holding under or
through Purchasers.

11.50
2.50
3.00
1.00
Total 18.00

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that 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 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, has hereto set its signature and seal, this the 28th day of September 19 90

ATTEST:

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

Scotch Building & Development Co., Inc.

By Joe A. Scotch, Jr. Vice President

STATE OF Alabama
COUNTY OF Shelby

90 OCT -5 AM 10:00

I, the undersigned Joe A. Scotch, Jr. a Notary Public in and for said County in said
State, hereby certify that Joe A. Scotch, Jr.
whose name as Vice 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 28th day of September 19 90

Form ALA-33

My Commission Expires March 10, 1991

Notary Public