

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:  
(Name) Courtney H. Mason, JR.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Jeffrey N. Allen  
(Address) 5040 Little Turtle Drive  
Birmingham, Alabama 35242

**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 THIRTY ONE THOUSAND FOUR HUNDRED FORTY-SEVEN AND NO/100ths**

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

**Jeffrey N. Allen and wife, Nancy L. Allen**

(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 10, 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.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

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

90 DEC -3 AM 9:53

JUDGE OF PROBATE

1. Deed Tax	3/50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. Notary Fee	
6. Certified Fee	1.00
Total	38.00

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 contingent  
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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it <sup>2</sup>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 November 19 90

ATTEST:

Secretary

Scotch Building & Development Co., Inc.

By Joe A. Scotch, Jr.  
Vice President, Joe A. Scotch, Jr.

STATE OF ALABAMA

COUNTY OF Shelby }

I, the undersigned

a Notary Public is 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 is 28th day of

November

1990

3-10-91