

416

Send Tax Notice To:

(Name) Annie Ruth Scott

(Address) 720 Mohican Place
Birmingham, Al 35214

This instrument was prepared by

JON B. TERRY

1613 3rd Avenue, Bessemer, Alabama 35020

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Twenty-Two Thousand Five Hundred Dollars (\$22,500.00) in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GRAHAM N. WEBSTER, a married man
(as to an undivided 1/2 interest) AND
DANNY PUTMAN, a married man
(as to an undivided 1/2 interest)

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

WILLIAM GLENN SCOTT, a single man
and ANNIE RUTH SCOTT a married woman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, following described real estate, situated in Shelby Alabama, to-wit:

Lot 2, according to the survey of South Cove, First Sector, as recorded in Map book 15, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: This conveyance is made subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and other immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

SUBJECT TO: Transmission line permits to Alabama Power Company as recorded in Deed Book 138, Page

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228; Deed Book 138, Page 350 and Deed Book 169, Page 22 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Road right-of-way to Jefferson County as recorded in Deed Book 149, Page 548 and road right-of-way to Shelby County, as recorded in Deed Book 282, Page 570 and as shown in Lis Pendens Book 4, Page 445, in Probate Office.

SUBJECT TO: Restrictive covenants as recorded in Real Book 352, Page 733 and Real Book 267, Page 890, in Probate Office.

SUBJECT TO: 50-foot building set back line from South Shades Crest Road and Shelby Highway 53 as shown on recorded map of said subdivision.

SUBJECT TO: Restrictions as shown on recorded map of subdivision.

THIS DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 4th day of September, 1991.

 (SEAL)
GRAHAM N. WEBSTER

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 (SEAL)
DANNY PUTMAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Graham N. Webster and Danny Putman, whose names 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 4th day of September, 1991.


NOTARY PUBLIC

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NOTARY PUBLIC
I CERTIFY THIS INSTRUMENT WAS FILED

91 SEP -6 PM 12:31

JUDGE OF PROBATE

1. Deed Tax	<u>22.50</u>
2. Mig. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	
6. Certified Fee	<u>1.00</u>
Total.....	<u>34.00</u>