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379

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Michael DePriest
(Address) 5016 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 FOURTEEN THOUSAND SEVEN HUNDRED AND NO/100ths (\$114,700.00)

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

Michael DePriest and wife, Amy B. DePriest

(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 16, 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; being situated in Shelby County, Alabama.

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

\$108,950.00 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

91 NOV -6 PM 3:08

1. Deed Tax	\$ 6.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 12.50

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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 its Vice President, Joe A. Scotch, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of October 19 91.

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 31st day of
3-5-91 COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

My Commission Expires

3-5-95

Notary Public