

MAIL TAX NOTICE TO:



Mr. & Mrs. Jerry W. Nolen  
116 Indian Landing Rd.  
Pelham, AL 35124

**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Inst # 1992-16045  
08/05/1992-16045  
01:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 32.00

This instrument was prepared by

(Name) STONE, PATTON, KIERCE & FREEMAN  
118 North 18th Street  
(Address) Bessemer, Alabama 35020

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND SIX HUNDRED AND NO/100--  
(\$124,600.00) Dollars,

to the undersigned grantor, J. D. SCOTT CONSTRUCTION COMPANY, INC. a corporation,  
(herein referred to as 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

JERRY W. NOLEN and CONNIE H. NOLEN

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

Lot 38, according to the map and survey of Indian Creek,  
Phase III, as recorded in Map Book 15, Page 74, in the Probate  
Office of Shelby County, Alabama.

SUBJECT TO 1992 Ad Valorem taxes which constitute a lien but are  
not due and payable until October 1, 1992;

Building setback line of 35 feet reserved from Indian Land Road  
as shown by plat;

Public utility easements as shown by recorded plat, including  
10 feet on rear of lot;

Restrictions, covenants and conditions as set out in Real 367,  
page 777 and Map Book 15, page 74, in Probate Office;

Transmission Line Permit to Alabama Power Company as shown by  
instruments of record in Deed Book 121, page 41, in Probate Office;

Easements to City of Pelham in Lis-Pendins 6, page 326, in Pro-  
bate Office.

Rights of riparian owners in and to the use of Bishop Creek; and  
Covenant releasing predecessor in title from any liability arising  
from 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 subject property, as shown by instrument recorded\*

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its  
successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. D. Scott  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of July 19 92

\*in Map Book 15, page 74, in Probate  
Office. J. D. SCOTT CONSTRUCTION COMPANY, INC.

\$99,500.00 secured by mortgage  
executed by grantees simultaneously  
with delivery of this deed. By [Signature] President  
Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

}

I, the undersigned authority a Notary Public in and for said County in said  
State, hereby certify that J. D. Scott  
whose name as President of J. D. Scott Construction Company, 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 31 day of July 19 92

MY COMMISSION EXPIRES: 1-3-96

[Signature]  
Notary Public

STONE, PATTON, KIERCE & FREEMAN  
POST OFFICE BOX 237  
BESSEMER, ALABAMA 35020