

This instrument was prepared by

(Name) Larry L. Halcomb  
3512 Old Montgomery Highway  
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Raymond W. Scott  
name 5156 Skylark Drive  
Birmingham, Alabama 35242  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty thousand five hundred and No/100 (130,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Charles K. Brown and wife, Debra H. Brown (herein referred to as grantors) do grant, bargain, sell and convey unto Raymond W. Scott and Laurin W. Scott (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 32, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to 35 foot building line as shown by recorded Map.

Subject to 10 foot easement on Rear, as shown by recorded Map.

Subject to restrictions as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 52, page 542, in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company recorded in Misc. Volume 54, page 170, in the Probate Office of Shelby County, Alabama.

Subject to agreement with Alabama Power Company recorded in Misc. Volume 54, page 166, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Volume 353, page 975, in the Probate Office of Shelby County, Alabama.

\$ 80,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 5th day of August, 19 93.

WITNESS: Charles K. Brown (Seal)  
Debra H. Brown (Seal)  
Laurin W. Scott (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Charles K. Brown and wife, Debra H. Brown whose name S are signed to the foregoing conveyance, and who have been 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 5th day of August, A. D., 19 93

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994