

PREPARED BY: CU Lending, Inc., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: WILLIAM S. STROUSS, JR. AND NORMA O. STROUSS
325 TALON DRIVE, BIRMINGHAM, ALABAMA 35242

CORPORATE 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 THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$139,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, J. D. SCOTT CONSTRUCTION CO., INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, WILLIAM S. STROUSS, JR. AND NORMA O. STROUSS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 234, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 2ND SECTOR, PHASE I, AS RECORDED IN MAP BOOK 18 PAGE 2 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.


\$89,900.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD Unto 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 the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the undersigned officer on behalf of the corporation has placed its hand and seal, on the 19th day of May, 1995.

J. D. SCOTT CONSTRUCTION CO., INC.

Inst. # 1995-14352
BY: 
ITS: J. R. SCOTT, VICE PRESIDENT

06/02/1995-14352
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 60.65

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that J. R. SCOTT, whose name is signed as VICE PRESIDENT of J. D. SCOTT CONSTRUCTION CO., INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 19th day of May, 1995.

My commission expires: 9-3-97


Notary Public