

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

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 EIGHTY FOUR THOUSAND SEVEN HUNDRED FORTY FOUR
& NO/10--- (\$184,744.00) DOLLARS to the undersigned grantor, Scotch Building &
Development Co., Inc. a corporation, (herein referred to as the 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 Robert C.
Winkler and wife, Elizabeth B. Winkler (herein referred to as GRANTEEES) 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 4, Block 7, according to the Survey of Lincoln Park Subdivision, a plat of which is recorded in Map Book 3 page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

rights of way, if any, of record.
\$165,350.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEE'S ADDRESS: 5168 Weatherford Drive Birmingham, Alabama 35242
Purchasers acknowledge 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 Purchaser.

TO HAVE AND TO HOLD to the said GRANTEEES 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
GRANTEEES, their heirs and assigns, that it 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 Vice President, Joe A. Scotch, Jr.,
who is authorized to execute this conveyance, hereto set its signature and seal,
this the 8th day of September, 1997.

Scotch Building & Development Co., Inc
By: Joe A. Scotch, Jr. Vice President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Joe A. Scotch, Jr. whose name as the Vice President of Scotch Building & Development, 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 8th day of september, 1997~~

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

3/5/19

Notary Public

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SCHOOL COUNTRY STATE OF PREDOMINANT
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