

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION WARRANTY DEED
JOINT WITH RIGHT OF
SURVIVORSHIP

Inst # 1997-37109

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIFTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$58,500.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Rickwood Radio Services, Inc., a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Ralph V. Scott and wife, Deborah S. Scott, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 69, according to the survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B & C, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges, easements, and appurtenant ownership interest in and to the premises previously conveyed by Applegate Realty, Inc., to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65 page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Real 63 page 634 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$50,000.00 of the above purchase price is in the form of a Mortgage in favor of Highland Bank executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 the 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 they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and itself 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 said Rickwood Radio Services, Inc., a Corporation, has hereunto set its signature by Ron Yeager its President duly authorized on this the 7th day of November, 1997

Rickwood Radio Services, Inc.

By Ron Yeager
Ron Yeager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ron Yeager, whose name as President of Rickwood Radio Services, 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 7th day of November, 1997.

D. D. D.

Notary Public

Inst # 1997-37109

My Commission Expires: 4/23/00

11/13/1997-37109
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.00