

REORDER FROM:
American Printing Co.
(205) 254-3171

Inst # 1998-41637
10/23/1998-41637
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 23.85

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

5520

COMPLETION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-one Thousand and No/100-----Dollars
to the undersigned grantor, J. D. Scott Construction Company, Inc.
a corporation, is hand paid by Jim Randall Nipper and Nancy L. Nipper,
the receipt whereof is acknowledged, the said

J. D. Scott Construction Company, Inc.
does by these presents grant, bargain, sell, and convey unto the said Jim Randall Nipper and
Nancy L. Nipper

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 27, according to Monte Tierra 1st Addition subdivision, as recorded in Map Book
6, Page 99, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) A 40-foot building set back line from Eddings
Lane; 3) Utility easements as shown on recorded map of said subdivision; 4) Restrictive
covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194;
5) Right of way to Alabama Power Company recorded in Volume 112, Page 456, and in
Volume 123, Page 433, in Probate Office.

\$41,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD unto the said Jim Randall Nipper and Nancy L. Nipper,
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 hereinafter survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantee herein
shall take as tenants in common.

And said J. D. Scott Construction Company, Inc. does for itself, its successors

and assigns, covenant with said Jim Randall Nipper and Nancy L. Nipper, 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

Jim Randall Nipper and Nancy L. Nipper, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction

Company, Inc.

has hereto set its
signature by J. D. Scott its President
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 16th day of December, 1977.

J. D. Scott Construction Company, Inc.

ATTEST:

Secretary

By J. D. Scott, President

BOOK 309 PAGE 475

[Handwritten scribbles and markings]

The undersigned
 County in said state, hereby certify that
 J. D. Scott
 President of the J. D. Scott Construction Company, Inc.,
 whose name as
 a corporation, is listed to the foregoing conveyance, and who is known to me, acknowledge 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 16th day of December, 1917.

State of Alabama
JEFFERSON COUNTY,

WARRANTY DEED

AIRAMA TILE COMPANY, INC.

10/10/1988-41637
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRA 29.85