

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE  
1629 11th Avenue South  
Birmingham, Alabama 35205

JERALD D. SCOTT, JR.  
103 WOODBURY DRIVE  
STERRETT, AL 35147

File #880567MTE

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$185,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JIM WENTLEY CONSTRUCTION CO., INC. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JERALD D. SCOTT, JR. and JANET MARIE SCOTT, HUSBAND AND WIFE (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 225, ACCORDING TO THE SURVEY OF FOREST PARKS, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Restrictions, covenants and reservations of record.

\$72,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Jerald E. Scott, Jr. and Jerald D. Scott, Jr. are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1998-44098

11/06/1998-44098  
03:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 125.00

IN WITNESS WHEREOF, JIM WENTLEY CONSTRUCTION CO., INC. the said GRANTOR, by JAMES H. WENTLEY, JR., its PRESIDENT, of JIM WENTLEY CONSTRUCTION CO., INC., a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the 23rd day of October, 1998.

JIM WENTLEY CONSTRUCTION CO., INC.

  
JAMES H. WENTLEY, JR., PRESIDENT

(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JAMES H. WENTLEY, JR. whose name as PRESIDENT of JIM WENTLEY CONSTRUCTION CO., 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, on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 1998.

  
Notary Public

My commission expires 10-21-99

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