

SEND TAX NOTICE TO:
Glynn-Ellen Harrell and Ed Harrell
214 Stonecrest Drive
Birmingham, Alabama 35242

This instrument was prepared by Amanda M. Gipson Richard B. McClelland 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## STATE OF ALABAMA

## **COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Three Thousand One Hundred Seventy dollars & Sixty Four cents (\$223,170.64)

To the undersigned grantor, Scotch Building & Development Co., Inc. by Joe A. Scotch, Jr. its Vice President A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Glynn-Ellen Harrell Ed Harrell, wife and husband (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, towit:

LOT 22, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE PHASE 5, AS RECORDED IN MAP BOOK 35, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$ 223,170.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that 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, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this December 22, 2005.

ATTEST:

Scotch Building & Development Co., Inc.

Secretary

STATE OF COUNTY OF

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe A. Scotch, Jr. whose name as Vice President, of Scotch Building & Development 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.

Given under my hand and official seal this 22nd day of December, 2005.

Notary Public.

(Seal)

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Closers' Choice

