

This instrument was prepared by

(Name) WILLIAM J. WYNN

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

973
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, J. D. SCOTT CONSTRUCTION CO., INC. 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

DON GORDON DeCOUDRES AND WIFE, SUSAN V. DeCOUDRES

(herein 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 SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 96, according to the Survey of Dearing Downs, 1st Addition, as recorded
in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Situated in the Town of Helena, Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, building lines, restrictive covenants and conditions of record.

\$45,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously with delivery of this deed.



19780428000050850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/28/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Ad Val \$13.00
1978 APR 28 AM 8:47 Rec. 1.50

And 1.00

Thomas A. Shivers, Jr. \$15.50
JUDGE OF PROBATE

See Mtg 377-374

TO HAVE AND TO HOLD, To the said 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 President, J. D. SCOTT
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of April 19 78

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott
J. D. SCOTT President

STATE OF ALABAMA
COUNTY OF SHELBY

I, WILLIAM J. WYNN a Notary Public in and for said County in said
State, hereby certify that J. D. SCOTT
whose name as President of J. D. SCOTT 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,

Given under my hand and official seal, this the 25th day of April

1978

William J. Wynn
Notary Public