

2231

SEND TAX NOTICE TO:

901 Tulip Poplar Lane

B. H. A. AL 35244

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01001.291

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P. O. BOX 360187

BIRMINGHAM, ALABAMA 35236-0187



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

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY NINE THOUSAND SEVEN HUNDRED AND NO/100TH (\$29,700.00) DOLLARS

to the undersigned grantor, J. D. SCOTT CONSTRUCTION COMPANY, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

CHARLES A. BRUNO AND WIFE, LAURA M. BRUNO

(herein referred to as GRANTEEES) 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.

Lot 1101 Riverchase Country Club, Eighteenth Addition, as recorded in  
Map Book 9, page 86, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of  
way, current taxes, limitations, if any, of record.

BOOK 191 PAGE 613

1. Deed Tax \$ 30.00  
2. Mfg Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 33.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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  
GRANTEEES, 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 GRANTEEES, 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 12TH day of DECEMBER 19 85

ATTEST:

J. D. SCOTT CONSTRUCTION COMPANY, INC.

By J. D. SCOTT President

STATE OF ALABAMA  
COUNTY OF SHELBY

I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN 28 AM 9:57

I, THE UNDERSIGNED  
State, hereby certify that J. D. SCOTT  
whose name as THE President of J. D. SCOTT CONSTRUCTION COMPANY, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 12th day of December 19 85.

Form ALA-33

Notary Public