

38,000

This instrument was prepared by

224

(Name) Charles M. Thompson

(Address) 2140-11th Avenue South, Suite 300, Birmingham, Alabama 35205

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration

to the undersigned grantor, Arlington Custom Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Deborah V. Scruggs, a married woman, and William T. Scruggs, Jr., a married man

(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

Lot 8, according to the Map & Survey of Greystone - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following:

1. The Property shall be used for single-family residential purposes only and any dwelling built thereon shall contain not less than 2,600 square feet of Living Space, as defined in the Declaration, for a single-story house; or 3,000 square feet of Living Space, as defined in the Declaration, for multi-story homes.
2. Subject to the provisions of Sections 6.04(c), 6.04(d) and 6.05 of the Declaration, the Property shall be subject to the following minimum setbacks:

- (i) Front Setback: 50 feet;
- (ii) Rear Setback: 50 feet;
- (iii) Side Setbacks: 15 feet.

The foregoing setbacks shall be measured from the property lines of the Property.

3. Ad valorem taxes due and payable on October 1, 1991, and all subsequent years thereafter.
4. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
5. Mining and mineral rights not owned by Grantor.
6. All applicable zoning ordinances.
7. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Declaration.
8. All easements, restrictions, reservations, agreements, rights-of-way buildings setback lines and any other matters of record.

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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas P. Bush, Jr. who is authorized to execute this conveyance, has hereto set its official seal and seal, this the 29 day of Nov. 1990

ATTEST:

Dorothy C. Bush
DOROTHY C. BUSH

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
DEC-5 AM 11:28
THOMAS P. BUSH, JR. President

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

I, Ginger Michelle Baker State, hereby certify that Thomas P. Bush, Jr. whose name as President of Arlington Custom Homes, 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 29 day of Nov. 1990

- 1. Deed Tax \$ 38.00
- 2. Mfg. Tax \$
- 3. Recording Fee \$ 2.50
- 4. Indexing Fee \$ 3.00
- 5. Notary Fee \$
- 6. Certified Fee \$

Ginger Michelle Baker
Notary Public