

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:  
(Name) First Real Estate Corp of AL  
(Address) P.O. Box 9  
Pelham, AL 35124

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

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

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighteen thousand nine hundred Dollars and no/100 (\$18,900.00)

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

Ray Bailey Construction Co., Inc.

(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 6, Phase II, Sector I Indian Creek Subdivision, as recorded in Map  
Book 316, page 379 in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Purchaser acknowledges that Purchaser has been informed by Seller of sinkholes  
and soil conditions existing in Shelby County. Purchaser agrees that Seller  
shall not be liable for earthquakes, underground mines, sinkholes, limestone  
formations, soil conditions or any other known or unknown surface or subsurface  
condition that may now or hereafter exist or occur or cause damage to persons,  
property or buildings. Purchaser does forever release Seller from any damages  
arising out of surface and subsurface of the above described property, and  
this release shall constitute a covenant running with the land conveyed hereby,  
as against Purchaser and all persons, firms and corporations holding under  
or through Purchasers.

\$18,900.00 of the above recited purchase price was paid from a Mortgage  
loan closed simultaneously herewith.

**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 it President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of March 1991

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Secretary

91 APR -5 AM 10:12

STATE OF ALABAMA  
COUNTY OF SHELBY

JUDGE OF PROBATE

By

President J.D. Scott

1. Deed Tax NO TAX  
2. Mfg. Tax 0  
3. Recording Fee 2.50  
4. Indexing Fee 3.00  
5. No. Tax Fee 1.00  
6. Certified Fee 1.00  
Total 7.50

Total \_\_\_\_\_ a Notary Public is and for said County in said

I, Rebecca W. Tatum

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 is 7th day of

March

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Rebecca W. Tatum

Notary Public