

This instrument was prepared by

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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 NINETY NINE THOUSAND FOUR HUNDRED & NO/100----  
(\$99,400.00) DOLLARS to the undersigned grantor, Scott Development Co., Inc. a  
corporation, (herein referred to as the 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 John F. Cespedes and wife,  
Wendy K. Cespedes (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 and right of reversion, the  
following described real estate, situated in Shelby County, Alabama:

Lot 77, according to the Survey of Laurel Woods, Phase III, as recorded in Map  
Book 17 page 96 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

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

\$99,807.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 510 Laurel Woods Trail, Helena, Alabama 35080.

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 it 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, A. C. Scott, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
2nd day of March, 1994.

Scott Development Co., Inc.  
By: A. C. Scott  
A. C. Scott, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state,  
hereby certify that A. C. Scott whose name as the President of Scott 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 the 2nd day of March, 1994

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public  
03/07/1994-07321  
11:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

Inst # 1994-07321