

This instrument was prepared by

(Name) C. G. Chambers
(Address) P. O. Box 114
Fultondale, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven thousand five hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Richard B. Scott and ^{wife} Nancy C. Scott

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry Wayne Stephens and C. Tolley Stephens

(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 7 in Block 9, according to the survey of Kerry Downs, as recorded in Map Book 5, Page 135, in the Probate office of Shelby County, Alabama.

Subject to: (1) Current taxes; (2) Restrictions contained in Misc. Book 5, Page 86; (3) Easement to Alabama Power Company recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381; Volume 176, Page 68; Volume 184, Page 166; Volume 141, Page 298; and Volume 145, Page 387.

BOOK 287 PAGE 315

19740611000028050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1974 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1974 JUN 11 AM 9:57
JUDGE OF PROBATE

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of May, 19 74.

WITNESS:

(Seal) Richard B. Scott (Seal)
(Seal) Nancy C. Scott (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Nelda Phurrrough, a Notary Public in and for said County, in said State, hereby certify that Richard B. Scott and wife Nancy C. Scott whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May A. D., 19 74

Nelda Phurrrough
Notary Public