

(Name) Robert O. Driggers, Attorney
(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand Seven Hundred and No/100-----
(\$37,700.00) *See 1179 341-545*

to the undersigned grantor, BARDAN, 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

MICHAEL S. SCOTT and wife, STAR SCOTT

(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 13, Block 1, according to the Map of Bermuda Hills, First Sector,
as recorded in Map Book 6, Page 1, in the Probate Office of Shelby
County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1974 and thereafter, a lien but not yet due and payable.
2. Restrictive covenants and conditions filed for record on November 27, 1973 in Misc. Book 6, Page 579, Probate Office Shelby County, Ala.
3. 40 foot building set back line from 8th Avenue, Southwest.
4. 7.5 foot utility easement on north side and 12.5 foot utility easement on west side of said lot as shown on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 113, page 229 and in Deed Book 130, Page 299 in said Probate Office.
6. Transmission line permite to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 1, 1973 and recorded in Deed Book 283, Page 259 and dated April 1, 1974 and recorded in Deed Book 286, Page 617 in Probate Office.

\$34,000.00 of the consideration recited above was paid from the proceeds
of 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 con-
tingent 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 encum-
brances, unless otherwise noted above, 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, Bart Nelson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 19 74.
BARDAN, INC.

By *Bart Nelson*
Bart Nelson, its President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

the undersigned
State, hereby certify that Bart Nelson
whose name as President of Bardan, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 30th day of

August

1974.



19740902000042970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/02/1974 12:00:00AM FILED/CERT

Robert O. Driggers
Notary Public

My Commission Expires May 8, 1978

288 PAGE 522