Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler

(Address) Pelham, Alabama 35124

69

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

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

That in consideration of Sixty-five Thousand, Five Hundred and no/100------ Dollars

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

Claude E. Smith and Phyllis A. Smith

(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 40 according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6 page 141 in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

Subject to easements and restrictions of record.

$58,950.00 of the purchase price was paid from a mortgage loan executed simultaneously herewith.

BOOK 318 PAGE 87

19790302000025430 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/02/1979 12:00:00AM FILED/CERT

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February 1979

ATTEST: J. D. Scott Construction Co. Inc.

Secretary By J. D. Scott President

Deed Tax 700
Mtg. 388-733
MAR -2 AM 8:21
Rec. 1.50
Ind. 1.00
Srch. 4.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said 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, 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,

Given under my hand and official seal, this the 26th day of February 1979

Notary Public

Form ALA-33

Daniel M. Spitler