This instrument was prepared by

(Name) Ray O. Noojin, Jr.,
605 City Federal Building
(Address) Birmingham, Alabama 35203

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 Eighty Two Thousand Nine 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

Marvin R. Tucker and Carol J. Tucker

(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 32, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building set back line from Remington Drive.
3. Utility easements as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions filed for record on Nov. 29, 1977, in Misc. Book 22, Page 638.
5. Transmission line permits to Alabama Power Co. recorded in Deed Book 101, Page 523, and in Deed Book 216, Page 103, in said Probate Office.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 295, Page 365.
7. Agreement with Alabama Power Co. dated Aug. 11, 1977, recorded in Misc. Book 22, Page 834, and restrictive covenants as to underground electrical distribution dated Aug. 11, 1977, recorded in Misc. Book 22, Page 841.

$72,000.00 of the above recited purchase price was paid from a mortgage loan executed simultaneously herewith.

19790305000026890 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/05/1979 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, 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, J. D. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of February 19 79.

ATTEST: J. D. SCOTT CONSTRUCTION CO. INC.,

Secretary By President

STATE OF ALA. SHELBY CO. I CERTIFY THIS
1979 MAR -5 AM 10:27
JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and 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, 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 23rd day of February 19 79.

Notary Public