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Shelby Cnty Judge of Probate, AL
05/21/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Michael F. Bolin 551

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Four Thousand Nine Hundred and NO/100-----Dollars.

to the undersigned grantor, Scott & Caffee Company, 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

Samuel C. Brewster, Jr. and wife Doris R. Brewster

(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 3, according to Riverchase Country Club Subdivision, Second Addition, according to
plat recorded in Map Book 6, Page 145 and revised by Map Book 7, Page 121, in Probate
Office. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes due in the year 1980.

Declaration of Protective covenants, easements, charges and liens for Riverchase
(Residential) in Misc. Book 14, Page 536 and amended restrictions recorded in Misc.
Book 17, Page 550 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company recorded in Deed Book 113, Page 278,
in Deed Book 133, Page 291, and in Deed Book 179, Page 79 in Probate Office.

Oil, gas, petroleum and sulfur, together with all rights incident thereto as reserved
in Deed Book 127, Page 140 in Shelby County and in Volume 339, Page 532 in Jefferson
County, Bessemer Division.

Public utility easements as shown by recorded plat, including a 10' easement on the
easterly portion of subject property.

Restrictive covenants as shown by instrument dated November 3, 1977, and recorded in
Misc. Book 22, Page 762 in Probate Office.

Temporary easement as set out in instrument dated June 2, 1977, and recorded in Deed
Book 306, Page 65, in Probate Office.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith delivery of this deed.

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,

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, Aubrey A. Byrd
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of May 19 80

ATTEST:

Scott & Caffee Company, Inc.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

By Aubrey A. Byrd President

STATE OF Alabama
COUNTY OF Jefferson

Secretary
Rec'd Tax 2500
Rec'd 150
2750
402-840

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Aubrey A. Byrd
whose name as President of Scott & Caffee Company, 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 19th day of May 19 80

RETURN TO:
JACKSON COMPANY
ARK DRIVE

NOTARY PUBLIC
Aubrey A. Byrd
Notary Public

BOOK 326 PAGE 489