

This instrument was prepared by
(Name) Jonathan E. Lyerly, Attorney at Law
(Address) 1500 City National Bank Building, Birmingham, Alabama 35203

FILED
helena, Ala. 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of One Hundred Seven Thousand Nine Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES G. KOVAKAS and wife, PENNY O. KOVAKAS
(herein referred to as grantors) do grant, bargain, sell and convey unto

HASKELL E. SCOTT and MARY L. 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 55, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

(\$77,900.00 of the consideration recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith.)

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Shelby Cnty Judge of Probate, AL
09/02/1980 00:00:00 FILED/CERTIFIED

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 26th day of August, 1980.

WITNESS: *See Pkg. 405-292*
due tax 30.00
1.50
1.00
32.50
James G. Kovakas (Seal)
Penny O. Kovakas (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES G. KOVAKAS and wife, PENNY O. KOVAKAS, whose names 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 26th day of August, A. D., 1980.

NOTARY
[Signature]
Notary Public.

Home Fed. Bldg.
212 No. 20th St. Bham. 35203