

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



Shaba Title, Inc.
Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600

AGENT FOR
ST PAUL TITLE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Thousand and no/100 (\$150,000.00) DOLLARS

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

Victor Scott and wife, Charlene H. Scott

(herein referred to as grantors) do grant, bargain, sell and convey unto

John D. Biro and Leigh S. Biro

(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:

Lots 37, 38, 39 and the South Half of Lot 40, according to map entitled Nickerson-Scott Survey, as shown by map recorded in Map Book 3 Page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; except any portion of the right-of-way for U.S. Highway 31, as relocated.

Subject to easements and restrictions of record.

\$113,697.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 337 PAGE 159

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 4th day of January, 1982.

WITNESS:

Deed TAX 36.50 (Seal)
Rec 1.50 1982 JAN -6 AM 8:16
Ind 1.00 117-124 (Seal)
37.00 (Seal)

Victor Scott (Seal)
VICTOR SCOTT
Charlene H. Scott (Seal)
CHARLENE H. SCOTT (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Scott and wife, Charlene H. Scott whose name is 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 4th day of January, A. D., 1982.

[Signature]
Notary Public.