

This instrument was prepared by

429

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Form 1-1-7 Rev. 6-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$74,750.00) DOLLARS

to the undersigned grantor, J. D. SCOTT CONSTRUCTION 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

CHARLES M. MAXWELL AND WIFE, GLENDA G. MAXWELL

(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, STATE OF ALABAMA, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO.

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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, 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 8th day of June 19 82.

ATTEST:

J. D. SCOTT CONSTRUCTION COMPANY, INC.

By J. D. Scott President

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 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 8th day of June 19 82.

Judith Z. Walton
Notary Public

Courtney H. Mason Jr.

EXHIBIT "A"

A portion of land situated in the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, previously referred to as Lots A & B of Mission Hills Estates and being more particularly described as follows:

TRACT "A": Commence at the Northeast corner of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said $\frac{1}{4}$ section a distance of 485.43 feet; thence turn left 98 deg. 46 min. 17 sec. and run Southeasterly a distance of 16.16 feet to the point of beginning; thence continue Southeasterly a distance of 840.27 feet to the Northwest right-of-way line of Shelby County Road #80; thence turn right 98 deg. 19 min. 57 sec. and run Southwesterly along said right-of-way line a distance of 317.97 feet to a point of curve, said curve having a radius of 5689.58 feet and an interior angle of 0 deg. 44 min. 55 sec.; thence continue Southwesterly along said right-of-way line an arc distance of 74.33 feet; thence from the tangent of said curve turn right 93 deg. 44 min. 38 sec. and run Northwesterly a distance of 958.75 feet; thence turn right 101 deg. 39 min. and run Easterly a distance of 214.45 feet; thence turn right 0 deg. 04 min. 20 sec. and continue Easterly a distance of 241.35 feet to the point of beginning. Containing 8.59 acres, more or less.

TRACT "B": Commence at the Northeast corner of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said $\frac{1}{4}$ section a distance of 485.43 feet to the point of beginning; thence continue along the last described course a distance of 459.57 feet; thence turn left 102 deg. 27 min. 57 sec. and run Southeasterly a distance of 22.97 feet; thence turn left 78 deg. 21 min. and run Easterly a distance of 214.45 feet; thence turn right 0 deg. 04 min. 20 sec. and continue Easterly a distance of 241.35 feet; thence turn left 97 deg. 49 min. 23 sec. and run Northwesterly a distance of 16.16 feet to the point of beginning. Containing 0.21 acres, more or less.

Subject to easements and restrictions of record.

\$55,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 JUN 11 AM 10:43

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed	20.00
Fee	3.00
Ind.	1.00
	<u>24.00</u>

Security 421-186

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