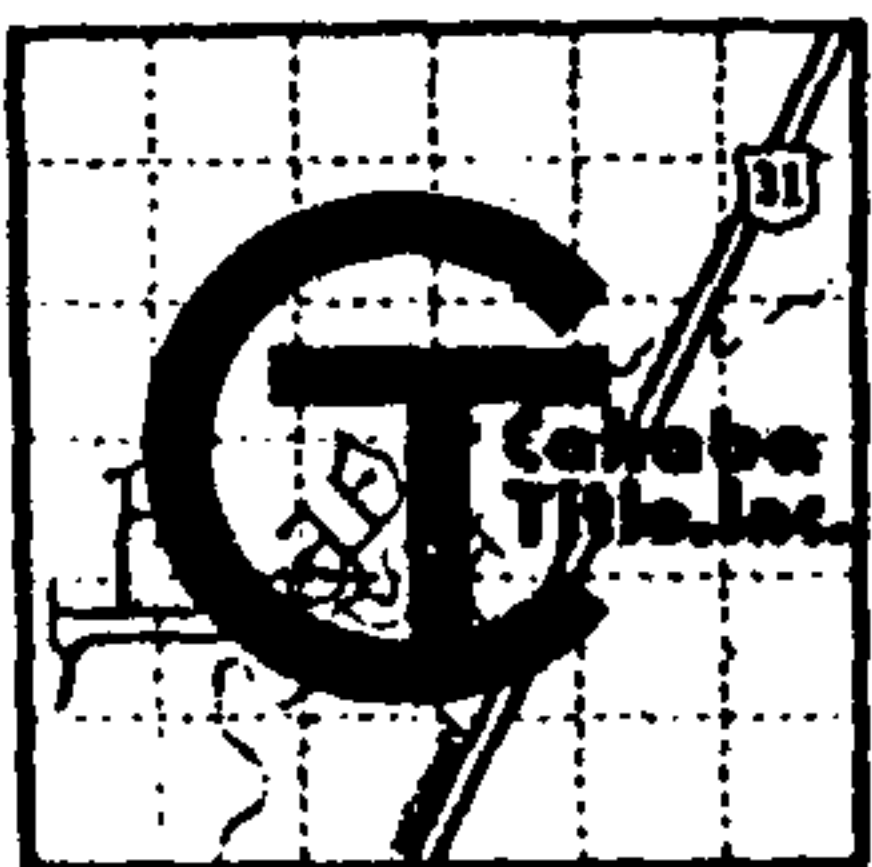


This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P. O. BOX 1007, ALABASTER, AL.



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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



19830111000003830 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/11/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY NINE THOUSAND NINE HUNDRED AND NO/100TH (\$69,900.00) DOLLARS to the undersigned grantor, J. D. SCOTT CONSTRUCTION COMPANY, INC., (whose name was erroneously shown as J. D. Scott Construction, Inc. in that certain Statutory Warranty Deed recorded in Deed Book 343, Page 860) (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

ROBERT D. BOSWELL AND WIFE, FRANCES C. BOSWELL

(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

Lot 15, Block 2, Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$66,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, Alabama 35124

GRANTEES' ADDRESS: 4813 Red Stick Road, Helena, Alabama 35080

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,

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 10th day of JANUARY 19 83

ATTEST:

J. D. SCOTT CONSTRUCTION COMPANY, INC.

By J. D. Scott
Its President

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
1983 JAN 11 AM 11:35

Rec. 1.50
1.00
6.00

I, THE UNDERSIGNED, J. D. SCOTT, 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 10TH day of

JANUARY

19 83