

866

This instrument was prepared by

(Name) Courtney H. Mason, Jr. Attorney

(Address) P. O. Box 1007, Alabaster, Al.  
35007



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19830126000010860 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/26/1983 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-ONE THOUSAND AND NO/100th (\$61,000.00) DOLLARS

to the undersigned grantor, J. R. 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

MICHAEL F. STEPHENS AND WIFE TERRI C. STEPHENS

(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.

Lot 38, according to the survey of Woodland Hills - First Phase -Fifth  
Sector, as recorded in Map Book 7 Page 152 in the Probate Office of  
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.

\$57,950.00 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:

711 Hillside Drive  
Maylene, Alabama 35114

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, J. R. Scott  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of January 19 83

ATTEST:

STATE OF ALA. SHELBY CO. See Pg 426-789  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Rec. 150  
600

J. R. Scott Construction Company, Inc.

By J. R. Scott ITS President

STATE OF ALABAMA  
COUNTY OF SHELBY

1983 JAN 26 PH 2:17  
J. R. Scott, Jr.  
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that J. R. Scott  
whose name as President of J. R. 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 25th day of January 19 83

[Signature]  
Notary Public