

(Name) Courtney H. Mason, Jr.

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

Form 1-1-7 Rev. 8-70

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 Fifty-Nine Thousand Nine Hundred and No/100th (\$59,900.00)

to the undersigned grantor, J. D. Scott Construction 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

Jeffrey S. Broadus and wife, Diane T. Broadus

(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 3, 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.

\$52,400.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:

P. O. Box 9
Pelham, Alabama 35124

GRANTEES' ADDRESS:

704 Hillside Drive
Maylene, Alabama 35114

NOTARY PUBLIC, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAR -2 PM 2:29

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

See Mtg. 427-911
Deed tax - 7.50
Rec 1.50
Ind. 1.00
10.00

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, 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 1st day of March 19 83.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott, its 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 Co., 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 1st day of MARCH

19 83.

Notary Public