

1449

This instrument was prepared by

(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 Sixty-Six Thousand and no/100th Dollars (\$66,000.00)

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

R. Spencer Weitman and wife, Donna Weitman

(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:

Lot 79, according to Survey of Kingwood Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County; being situated in the Town of Alabaster, Shelby County, Alabama.

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

\$62,700.00 of the above recited purchase money is paid by a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:

P. O. Box 9
Pelham, Alabama 35124

GRANTEES' ADDRESS:

2101 King Charles Circle
Alabaster, Alabama 35007

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 APR 28 PM 4:18
see Mtg 430-399
J. R. Scott, Jr.
JUDGE OF PROBATE

Deed TAX 3.50
Rec 1.50
Ind 1.00
6.00

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. R. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of April 19 83

ATTEST:

J. R. SCOTT CONSTRUCTION COMPANY, INC.

By J. R. Scott President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned J. R. Scott 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 28th day of April 19 83

J. R. Scott
Notary Public