

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

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



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE

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 NINE THOUSAND NINE HUNDRED AND NO/100TH (\$69,900.00) DOLLARS

to the undersigned grantor, J. R. SCOTT CONSTRUCTION COMPANY, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

WILLIAM B. HAYDEN AND WIFE, DONNA B. HAYDEN

(herein referred to as GRANTEEES) 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 40, according to the map and survey of Portsmouth, Third Sector, as
recorded in Map Book 7 Page 110 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.

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

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

GRANTEEES' ADDRESS: 1818 Spirmaker Lane, Alabaster, AL 35007

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 31ST day of AUGUST 19 83

ATTEST:

J. R. SCOTT CONSTRUCTION COMPANY, INC.

By

J. R. SCOTT

President

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED

I, J. R. SCOTT
State, hereby certify that
whose name as THE 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 31ST day of AUGUST 19 83

Form ALA-33

Notary Public