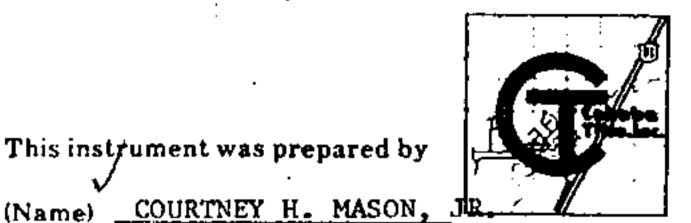
110

This instrument was prepared by



This Form furnished by:

## Cahaba Title. Inc.

Highway 31 South at Valleydale Road P O Box 689 Pelham, Alabama 35124 Telephone 988-5600



P. O. BOX 1007, ALABASTER, AL

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

STATE OF ALABAMA

SHELBY COUNTY OF

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 GRANTEES 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 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, SHELBY COUNTY, ALABAMA, TO-WIT: situated in

Lot 40, according to the map and survey of Portsouth, 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

ADDRESS: 1818 Spinnaker Lane, Alabaster, AL 35007

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.

J. R. SCOTT IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31ST day of AUGUST 19 83

ATTEST:

800K

J. R. SCOTT CONSTRUCTION COMPANY, INC.

SCOTT

President

STATE OF

COUNTY OF

Given under my hand and official scal, this the

a Notary Public in and for said County in said

AUGUST

State, hereby certify that " President of J. R. SCOTT CONSTRUCTION COMPANY, INC. THE whose name as 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,

31ST day of

Florm ALA-33

Nathery Public