



213
american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) ✓ Courtney H. Mason, Jr.

(Address) Post Office Box 20814, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-SIX THOUSAND NINE HUNDRED AND NO/100TH (\$96,900.00)-----

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

MICHAEL A. DeCASTRA AND WIFE, CAROL K. DeCASTRA

(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 13 in Block 1, according to the Survey of Sunny Meadows, Phase 2, as recorded
in Map Book 8 Page 19 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, and limitations, if any, of record.

\$92,050.00 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

GRANTEEES' ADDRESS: 5309 Meadow Garden Lane, Birmingham, Alabama 35243

BOOK 351 PAGE 752

FILED IN SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
see 440-252
1983 DEC 25 AM 11:10
Thomas P. Shannon, Jr.
DEED CLERK

deed tax 500
Re 150
100
750

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 1st day of December 19 83

ATTEST:

J. R. SCOTT CONSTRUCTION COMPANY, INC.

By J. R. Scott President

I, _____, 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 1st day of December 19 83