

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) POST OFFICE BOX 1007, ALABASTER, ALABAMA 35007

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 SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100TH (\$79,800.00) 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

VINCENT W. CANIPELLI AND WIFE, GERILLA W. CANIPELLI

(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 52, according to Broken Bos, 1st Addition, 2nd Phase, as recorded in Map Book 8 page 139 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.

\$75,800.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: Post Office Box 9, Pelham, Alabama 35124

GRANTEES' ADDRESS: 6240 Sioux Lane, Birmingham, Alabama 35243

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.

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 29th day of February 1984

ATTEST:

Deed Tax 4.00
Rec 1.50
Ind 1.00
6.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED

J. R. SCOTT CONSTRUCTION COMPANY, INC.

By J. R. SCOTT President

STATE OF ALABAMA
COUNTY OF SHELBY

1984 MAR -1 AM 10:20

due Mtg #44-176

J. R. Scott

I, the undersigned

J. R. SCOTT

a Notary Public in and for said County in said

State, hereby certify that

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 29th day of February 1984

Notary Public