

This instrument was prepared by

(Name) ROBERT O. DRIGGERS, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Three Thousand and No/100-----DOLLARS

to the undersigned grantor, D & B BUILDERS, INC.

(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

STEVEN T. SCULLY and JUDY K. SCULLY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 838, according to the Survey of Riverchase Country Club Subdivision, 15th Addition, as recorded in Map Book 8, page 168, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1985 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any, in said Probate Office.

\$95,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

\$24,000.00 of the consideration recited above was paid by execution and delivery of a purchase money second mortgage to American Medical International, Inc.

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

1984 NOV 28 AM 9:51

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		24.00
Mineral Tax		_____
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	27.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, GEORGE A. WILLARD who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of November 19 84

ATTEST:

D & B BUILDERS, INC.

By

GEORGE A. WILLARD

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that

GEORGE A. WILLARD

whose name as

President of

D & B BUILDERS, 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 23rd

day of November

19 84

Robert O. Driggers

Notary Public

My Commission Expires May 11, 1986