

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 18481 • PHONE (205) 328-8070

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

(Name) Courtney H. Mason, Jr., P.A.

P. O. Box 360187

(Address) Birmingham, Alabama 35236-0187

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 ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100TH (\$114,900.00) 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

DOUGLAS E. NEWMAN AND WIFE, FRANCES M. NEWMAN

(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 2, Block 6, according to survey of Sunny Meadows, as recorded in Map Book 8 page 18 A, B & C 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.

Grantees' Address: 5277 Sunny Meadows Drive, 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 18th day of February 19 85

ATTEST: Deed TAX 115.00

Rec 2.50
Sud 1.00

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

J. R. SCOTT CONSTRUCTION COMPANY, INC.

By J. R. SCOTT President

STATE OF ALABAMA
COUNTY OF SHELBY

1985 FEB 20 AM 9:37

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that J. R. SCOTT, 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 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 18TH day of FEBRUARY, 19 85

Form ALA-33

Notary Public