

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
2032 Valleydale Road  
(Address) Birmingham, Alabama 35244

634



**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5800  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.  
Shelby ..... COUNTY }

That in consideration of ...Fifty...Two..Thousand..Nine..Hundred..and..no/100th..(\$52,900.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
David Ray Brown and wife, Janice Williams Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ross A. Scozzaro, III and wife, Valerie A. Scozzaro

(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 80, according to the Survey of Cahaba Manor Town Homes, Second Addition, as  
recorded in Map Book 7, page 62, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$50,250.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

Grantees' Address: 750 Cahaba Manor Trail, Pelham, Alabama 35124

**RECORDING FEES**

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 JUL 12 AM 10:56  
Thomas P. Johnson, Jr.  
JUDGE OF THE CIRCUIT  
Court

Mortgage Tax	\$	300
Deed Tax		300
Mineral Tax		250
Recording Fee		250
Index Fee		100
TOTAL	\$	650

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 contingent  
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 10th  
day of July, 1985.

WITNESS:

(Seal)

(Seal)

(Seal)

*David Ray Brown* (Seal)  
DAVID RAY BROWN  
*Janice Williams Brown* (Seal)  
JANICE WILLIAMS BROWN

(Seal)

(Seal)

STATE OF ALABAMA }  
..... SHELBY ..... COUNTY }

General Acknowledgment

I, THE UNDERSIGNED  
hereby certify that DAVID RAY BROWN AND WIFE, JANICE WILLIAMS BROWN  
whose names ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance, THEY HAVE executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 10TH day of JULY,

A. D. 19 85