

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

PO Box 360187

(Address) Birmingham, AL 35236-0187



Jefferson Land Title Service Co., Inc.

318 21ST NORTH • P. O. BOX 10401 • PHONE (205) 329-0020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

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 EIGHTY EIGHT THOUSAND NINE HUNDRED & NO/100th (\$88,900.00)

to the undersigned grantor, Nelson-Scott Builders, 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

Samuel Adams Foley and wife, Mary Jane Foley

(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 2, Block 1, according to the survey of Dearing Downs, Second Addition, as recorded in Map Book 9 page 33 in the Probate Office of Shelby County, Alabama; being situated in the Town of Helena, Shelby County, Alabama.

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

\$71,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1408 Secretariat Drive, Helena, AL 35080

BOOK 050 PAGE 996

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 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Percy Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of November 19 85

ATTEST:

Pay TAX 18.00
Rec 2.50
Ind 1.00
21.50

STATE OF ALA SHELBY CO.
RECEIVED
INSTRUMENTS

STATE OF ALABAMA
COUNTY OF SHELBY

1985 DEC -2 AM 9:58

NELSON-SCOTT BUILDERS, INC.

By Percy Scott President

I, THE UNDERSIGNED
State, hereby certify that Percy Scott
whose name as the President of
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,

a Notary Public in and for said County in said

Nelson-Scott Builders, Inc.
my Commission Expires April 10, 1988

Given under my hand and official seal, this the 27th day of November

Form ALA-33