

This instrument was prepared by

Eugene and Karen Scott
P. O. Box 627
Helena, Alabama 35080

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(Name) Randolph H. Lanier
Balch & Bingham
(Address) P. O. Box 306, Birmingham, Alabama 35201

Form 1-1-5 Rev. 1-55

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Leo A. Morehouse and wife, Ann M. Morehouse

(herein referred to as grantors) do grant, bargain, sell and convey unto
Eugene Scott and wife, Karen Scott

(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 275 according to Riverchase Country Club Ninth Addition
Residential Subdivision, as recorded in Map Book 8, Pages
46A&B, in the Probate Office of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1986.
2. Mineral and mining rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536, in the Office of the Judge of Probate of Shelby County, Alabama, as modified in deed recorded in Book 350, Page 255, Probate Office of Shelby County, Alabama.
6. Restrictions regarding residential use and minimum square footage requirements as set forth in deed recorded in Book 350, Page 255, Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of October, 1985.

WITNESS:

Martha C. Chert
Martha C. Chert
STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1986 JAN - 6 PM 2:35
Leo A. Morehouse
Ann M. Morehouse
(Seal)
(Seal)
(Seal)

(Seal)
JUDGE OF PROBATE

STATE OF Georgia
Fulton COUNTY

General Acknowledgment

Deed TAX 40.00
Rec 2.50
Ind 1.00
43.50

I, Grace H. Carver, a Notary Public in and for said County, in said State, hereby certify that Leo A. Morehouse and wife, Ann M. Morehouse 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, A. D., 1985.

Grace H. Carver
Notary Public.
My Commission expires: January 17, 1986