

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO 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 SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100TH (\$68,500.00) DOLLARS

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

ANDREW H. KABCENEL and wife, DEBRA KABCENEL

(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 44, according to the map and survey of Willow Creek, Phase One, as recorded in
Map Book 7 page 132 in the Probate Office of Shelby, Alabama; being situated in Shelby
County, Alabama. Mineral and mining rights excepted.

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

\$63,992.00 of the above recited purchase was paid from a mortgage loan closed simultaneously
herewith.

Grantees' Address: 1028 Willow Creek Circle, Alabaster, Alabama 35007

BOOK 058 PAGE 680

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

1986 JAN 27 AM 10:07

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		500
Mineral Tax		
Recording Fee		250
Index Fee		100
TOTAL	\$	850

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 con-
tingent 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 encum-
brances,

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 24th day of January 19 86

ATTEST:

NELSON-SCOTT BUILDERS, INC.

By *Percy Scott*
Percy Scott President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED
State, hereby certify that Percy Scott
whose name as THE President of NELSON-SCOTT 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24th day of JANUARY 19 86

Form ALA-33

Notary Public