

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



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

PO Box 360187

(Address) Birmingham, AL 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 Eighty seven thousand & 00/100ths (\$87,000.00)

to the undersigned grantor, J.R. Scott Construction Co., 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

Richard F. Boyd and wife, Kelly L. Boyd

(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 4, Block 3, according to the survey of Dearing Downs, Second Addition, as recorded in Map Book 9 page 33 in the Office of Judge of Probate 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.

\$82,650.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1206 Bold Ruler Drive, Helena, AL 35080

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1986 APR -2 AM 9:43
 JUDGE OF PROBATE

1. Deed Tax \$ 4.50
 2. Mtg. Tax 2.50
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 8.00

BOOK
 066 PAGE 399

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, J.R. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 19 86

ATTEST:

J.R. SCOTT CONSTRUCTION CO., INC.

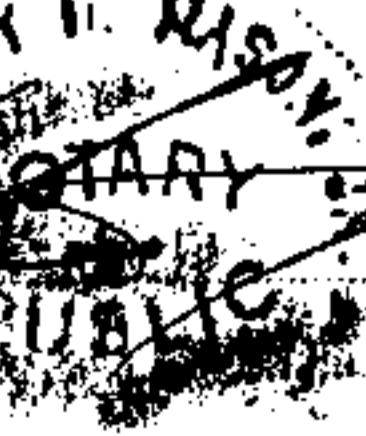
By J.R. Scott

President

STATE OF ALABAMA
 COUNTY OF SHELBY

I, THE UNDERSIGNED
 State, hereby certify that J.R. Scott
 whose name as the President of J.R. SCOTT CONSTRUCTION CO., 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.

Given under my hand and official seal, this the 31st day of March 19 86



Form ALA-33

Notary Public