

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) William A. Scott, Jr.
(Address) 3136 Bradford Place
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-nine thousand and ^{no/}100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles Givianpour and wife, Concetta Givianpour (herein referred to as grantors) do grant, bargain, sell and convey unto

William A. Scott, Jr. and wife, Darri G. 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 89, according to the survey of Meadow Brook, 18th Sector, Phase I, as recorded in Map Book 10, page 26 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may flow or hereafter exist or occur or cause damage to insured property or buildings.

BOOK 233 PAGE 26

\$89,000 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR -3 PM 1:44

Thomas W. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 17
2. Mig. Tax 11
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 350

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 for 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 GRANTEES, 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 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 30th day of March, 19 89.

WITNESS

(Seal)
Betsy Schuler
(Seal)

(Seal)

C. S. S.

(Seal)
Charles Givianpour

(Seal)
Concetta Givianpour

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Givianpour and wife, Concetta Givianpour whose name they 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 30th day of March A.D., 19 89

3/30/89
My Commission Expires: August 12

Frances D. Newfield
Notary Public