

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

132

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED & 00/100— (\$152,500.00) DOLLARS to the undersigned grantor, Scotia Construction, Inc. a corporation, (herein referred to as the 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 L. Lewis, Jr. and wife, Fredia R. Lewis (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

44 Lot 15-A, Resurvey o Lots 15 and 17 according to the Amended Map of Riverchase Country Club, Sixth Addition, as recorded in Map Book 12, Page 77, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

241 \$122,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

241 GRANTEEES' ADDRESS: 815 Willow Oak Drive, Birmingham, Alabama 35244-1614

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 it 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, Alexander F. Beaton, who is authorized to execute this conveyance, hereto set its signature and seal, this the 31st day of May, 1989.

Scotia Construction, Inc.
By: Alexander F. Beaton
Alexander F. Beaton, President

89 JUN -2 PM 12:54

1. Local Tax \$ 30.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 35.00

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Alexander F. Beaton whose name as the President of Scotia Construction, 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 May, 1989

Notary Public