

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To:
David W. Mims
823 Willow Oak Drive
Hoover, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty thousand & No/100 (140,000.00)

to the undersigned grantor, Scotia Construction, 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

David W. Mims & Holly C. Mims

(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 17-A, according to a Resurvey of Lots 15 and 17, Amended Riverchase Country Club
Sixth Addition as recorded in Map Book 12, page 77 in the Probate Office of Shelby
County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to restrictions, easements, and agreement with Alabama Power Company of record.

BOOK 272 PAGE 554

1. Deed Tax	\$ 7.00
2. Imp. Tax	\$
3. [unclear]	2.50
4. [unclear]	3.00
5. [unclear]	
6. [unclear]	1.00
Total	\$ 13.50

\$133,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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, Frank Beaton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December, 1989

ATTEST:

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

Scotia Construction, Inc.

By *Frank Beaton* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

90 JAN -3 AM 11:15

I, Larry L. Halcomb, Judge of Probate
State, hereby certify that Frank Beaton
whose name as 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 28th day of December 1989

Larry L. Halcomb
Larry L. Halcomb

Notary Public