

1878

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5800

Policy Issuing Agent for

SAFECO Title Insurance Company

This instrument was prepared by

(Name) Mitchell A. Spears(Address) P. O. Box 91, Montevallo, AL 35115

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 TWELVE THOUSAND and 00/100, (\$12,000.00) -----DOLLARS

VIC-SAN, Inc. a corporation,  
to the undersigned grantor,  
(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

KEVIN D. SHANAHAN and wife, IVA JANE SHANAHAN

(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

Lot 111, according to the survey of Indian Highlands, Third Addition, as  
recorded in Map Book 6 page 28, in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

## SUBJECT TO:

- Property Taxes for 1991, and subsequent years.
- Building setback line of 40 feet reserved from Comanche Street and Cochise as shown by plat.
- Public utility easements as shown by recorded plat, including 5 feet on rear of lot.
- Restrictions, covenants and conditions as set out in instrument recorded in Misc. 009 page 208 in Probate Office.
- Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 285 page 797 in Probate Office.
- Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 009 page 461 and Deed Book 242 Page 791 and covenants pertaining thereto recorded in Misc. Book 009 page 244 in Probate Office.
- Mineral and mining rights are not insured.

Victor R. Scott is one and the same person as Victor Richard Scott.

|                  |       |       |
|------------------|-------|-------|
| 1. Deed Tax      | ----- | 12.00 |
| 2. Mfg. Tax      | ----- | 0.00  |
| 3. Recording Fee | ----- | 3.50  |
| 4. Indexing Fee  | ----- | 3.00  |
| 5. No Tax Fee    | ----- | 0.00  |
| 6. Certified Fee | ----- | 1.00  |
| Total            | ----- | 19.50 |

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 in 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, Victor R. Scott, aka Victor Richard Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the \_\_\_\_\_ day of January 19 91

ATTEST:

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

By Victor R. Scott  
Victor R. Scott, also President  
known as Victor Richard Scott

STATE OF ALABAMA  
COUNTY OF SHELBY

91 JAN 31 PM 1:35

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that Victor R. Scott, also known as Victor Richard Scott whose name as President of VIC-SAN, 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 25 day of January 19 91

Michael David Phillips  
3/3/91  
Notary Public