

This instrument was prepared by

✓ MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

860

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 SIXTY FIVE THOUSAND & NO/100—
(\$165,000.00) DOLLARS to the undersigned grantor, J.D. Scott Construction Co., Inc.
a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Simon W. Bowen and wife,
Linda S. Bowen (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:

Lot 38, according to the Survey of Valley Brook, Phase IV, as recorded in Map
Book 14, page 84 in the Office of the 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.

\$130,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4024 Stonehaven Circle Birmingham, Alabama 35244

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 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
GRANTEES, 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 GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, J.D. Scott, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
7th day of February, 1991.

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

91 FEB 13 AM 11:11

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

J.D. Scott Construction Co., Inc.
By: J. D. Scott
J.D. Scott, President

1. Deed Tax	\$ 35.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 41.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that J.D. Scott whose name as the President of J.D. 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 7th day of February, 1991

Richard D. Dink
Notary Public