

This instrument was prepared by

(Name) **HOLLIMAN, SHOCKLEY & KELLY ATTYS.**
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

Send Tax Notice To:
STEPHEN P. FAHY
2106 Royal Fern Lane
Birmingham, 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 TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED FIFTY AND NO/100
(\$217,550.00) DOLLARS

to the undersigned grantor, **SCOTIA CONSTRUCTION, INC.** a corporation,
(herein referred to as 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
STEPHEN P. FAHY and wife, DEBORAH K. FAHY

(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 the County of Shelby, State of Alabama, to-wit:

Lot 2302, according to the Survey of Riverchase Country Club,
23rd Addition, Map Book 10, Page 11, as shown in the records of
the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1992 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights excepted.

\$179,550.00 of the purchase price is being paid by the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

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

91 NOV 25 AM 9:18

JUDGE OF PROBATE

1. Deed Tax	\$ 38.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.70
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 49.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, 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 GRANTEES, 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 6th day of November, 1991.

ATTEST:

SCOTIA CONSTRUCTION, INC.

By **FRANK BEATON** President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority
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,

Given under my hand and official seal, this the 6th

day of November, 19 91.

My Commission Expires: 3-10-93

Notary Public