

Send Tax Notice To:
DEREK V. HAGAN
1037 Independence Court
Alabaster, AL. 35007

This instrument was prepared by

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) 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 FORTY-ONE THOUSAND NINE HUNDRED AND NO/100 (\$41,900.00)
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

DEREK V. HAGAN and wife, GWENDOLYN J. HAGAN

(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 3308, according to the Survey of Riverchase Country Club, 33rd
Addition, as recorded in Map Book 16, Page 112, in the Probate Office
of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

\$171800.00 of the purchase price of the property described herein
has been paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.

Inst. # 1993-00702

01/08/1993-00702
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD

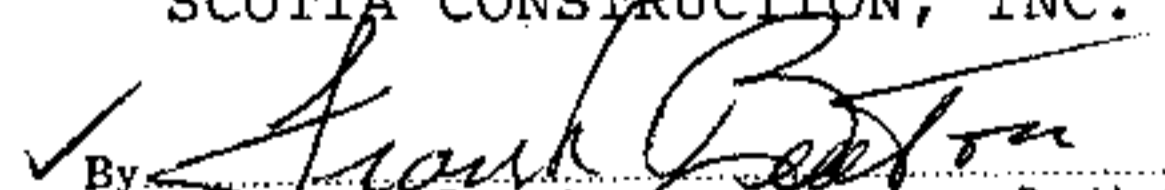
TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does 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 January 1993,

ATTEST:

SCOTIA CONSTRUCTION, INC.

By 
Frank Beaton President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority a Notary Public in and for said County in said
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 January 1993.

OFFICIAL SEAL

JOHN R. HOLLIMAN

NOTARY PUBLIC FOR

Notary Public

My Commission Expires:

STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-29-94