

This instrument was prepared by

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Birmingham, Alabama 35244

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 FIFTY SIX THOUSAND ONE HUNDRED TWENTY TWO & NO/100--- (\$156,122.00) DOLLARS to the undersigned grantor, J.D. Scott Construction Co., Inc a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Michael Fredrick Ince and wife, Penny N. Ince (herein referred to as GRANTEE) 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 2-A of A Resurvey of Lots 1 and 2 of Heather Ridge as recorded in Map Book 17, page 112 in the Office of the Judge of Probate of Shelby County, Alabama. Less and except part of lot 2-A of a resurvey of Lots 1 and 2 of Heather Ridge as recorded in Map Book 17, page 112 in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Commence at the Northeast corner of said Lot 2-A, thence run South along the East line of said lot a distance of 63.44 feet to the point of beginning; thence turn right 91 deg. 34 min. 04 sec. and run West 2.00 feet, thence turn left 91 deg. 48 min. 10 sec. and run South 40.62 feet, thence turn left 89 deg. 48 min. 54 sec. and run East 1.87 feet, thence turn left 90 deg. 00 min. 00 sec. and run North 40.56 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$150,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 103 Heather Ridge Drive, Pelham, Alabama 35124

TO HAVE AND TO HOLD to the said GRANTEE 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 GRANTEE, 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 GRANTEE, 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 30th day of October, 1993.

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

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J.D. Scott whose name as President of the 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 full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 30th day of October, 1993

[Signature]
Notary Public

My Commission Expires: 3/5/95

11/05/1993-34891
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JRM REL 14.30

Inst 0 1993-34891