

9401/8517

SEND TAX NOTICE TO:
Mr. and Mrs. Richard B. Scott
507 Heatherwood Drive
Birmingham, Alabama 35244

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

**This property is being re-recorded in Shelby County, Alabama, due to the fact that a small portion of the subject property lies in Shelby County, Alabama.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

Mtg Value
1/94

That in consideration of Five Hundred Seventy Thousand Dollars (\$570,000.00) to the grantor, River Forest Garden Homes, 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 Richard B. Scott and wife, Nancy C. Scott (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 Jefferson and Shelby Counties, Alabama, to-wit:

A parcel of land situated in the SW-1/4 of Section 8, Township 19 South, Range 2 West, Jefferson County, Alabama, and the NW-1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of Section 8, Township 19 South, Range 2 West and run South 90 degrees 00' 00" East along the South line of said Section 8 for a distance of 1129.00 feet to the point of beginning; thence run North 34 degrees 40' 59" West for a distance of 972.16 feet; thence run North 64 degrees 55' 00" East for a distance of 431.08 feet; thence run North 54 degrees 15' 00" East for a distance of 67.39 feet; thence run South 35 degrees 26' 00" East for a distance of 1253.75 feet to the South line of said Section 8; thence continue South 35 degrees 26' 00" East for a distance of 216.25 feet; thence run South 44 degrees 18' 35" West for a distance of 267.96 feet; thence run South 48 degrees 49' 00" West for a distance of 250.25 feet; thence run North 34 degrees 40' 59" West for a distance of 647.84 feet to the point of beginning. Said parcel contains 775.618 square feet or 17.8 acres, more or less.

Being included in said description is the Survey of River Forest, as recorded in Map Book 163, Page 56, in the Probate Office of Jefferson County, Alabama.

LESS AND EXCEPT Lots 9, 10, 11, 12, 13, 14, 17, 25, 26, 30, 32, 34 and 35, according to the Survey of River Forest, as recorded in Map Book 163, Page 56, in the Probate Office of Jefferson County, Alabama.

Subject to easements and restrictions of record.

\$570,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00

Inst # 1994-03166

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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, Homer L. Dobbs, Sr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of January, 1994.

RIVER FOREST GARDEN HOMES, INC.

By *Homer L. Dobbs Sr.*
Homer L. Dobbs, Sr., Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Homer L. Dobbs, Sr., whose name as President of River Forest Garden Homes, 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 21st day of January, 1994.

Doris J. Lindsey
Notary Public
MY COMMISSION EXPIRES OCTOBER 19, 1998
My Commission expires: _____

This instrument was prepared by:
Ann Z. Arnold, Attorney
2090 Columbiana Road, Suite 4400
Birmingham, Alabama 35216

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1994 JAN 24 PM 2:13

RECORDED & \$1.00 MTS. TAX & \$1.00
DEED TAX HAS BEEN PD. ON THIS INSTRUMENT

George R. Reynolds
JUDGE OF PROBATE

STATE OF ALABAMA, JEFFERSON COUNTY
"NO TAX COLLECTED"

01/21/94 10:13 AM
10:13 AM CERTIFIED
\$1.00 MTS. TAX & \$1.00 DEED TAX
Inst # 1994-03166