

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
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 EIGHTY NINE THOUSAND NINE HUNDRED & NO/100---- (\$189,900.00) 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 Richard A. Stang and wife, Cheryl L. Stang (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 44, according to the survey of The Highlands, 1st Sector, as recorded in Map Book 17 page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following:

A part of Lot 44, The Highlands, 1st Sector as recorded in Map Book 17, page 100, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of said Lot 44, thence run in a Northeasterly direction along the Southeast line of said Lot 44 for a distance of 48.54 feet to an iron pin set; thence turn an angle to the left of 165 deg. 54 min. 58 sec. and run in a Southwesterly direction for a distance of 51.70 feet to an iron pin set on the Southwest line of said Lot 44, said iron also being on the Northeast right of way line of Highland Drive as recorded in said The Highlands 1st Sector and also on a curve to the right having a central angle of 14 deg. 34 min. 27 sec. and a radius of 50.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the Southwest line of said Lot 44 for a distance of 12.72 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$170,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2040 Highland Drive, 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 12th day of April, 1994.

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

Inst # 1994-12268

04/14/1994-12268
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00

Inst # 1994-12268

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., 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 12th day of April, 1994


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

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