

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 FORTY FIVE THOUSAND FOUR HUNDRED & NO/100---- (\$145,400.00) 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 Themis Papadenis and wife, Persephone Papadenis (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 238, according to the Map and Survey of Eagle Point, 2nd Sector - Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 110 Talon Parkway, Birmingham, Alabama 35242

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

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 22nd day of June, 1994.

J.D Scott Construction Co., Inc
By: [Signature]
J.D. Scott, President

Inst # 1994-20334

06/27/1994-20334
02:20 PM CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

SHELBY COUNTY JUDGE OF PROBATE
001 SNA 54.00

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 22nd day of June, 1994

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

Notary Public

Inst # 1994-20334