

SEND TAX NOTICE TO:
Thomas G. & Anita W. Eubank
1408 Belmont Lane
Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 100
(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 Thirty-Eight Thousand Nine Hundred and no/100-----

to the undersigned grantor, J. D. Scott Construction Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas G. Eubank and wife, Anita W. Eubank

(herein referred to as GRANTEEES) 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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF
SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION
OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 29,175.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 21.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 19 94

ATTEST:

By

J. D. Scott

President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, the undersigned authority
State, hereby certify that J. D. Scott
whose name as 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 30th day of June

19 94

Notary Public

EXHIBIT "A"

PARCEL I:

Lot 14, according to the Survey of Cheshire, as recorded in Map Book 16, page 93, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Part of the NE 1/4 of SE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the northwest corner of the NE 1/4 of the SE 1/4 of said Section 30, Township 20 South, Range 2 West, run South 1° 25' 4" West for 913.22 feet; thence run North 90° East for 589.72 feet to the point of beginning; thence run North 54° 20' 13" East for 62.37 feet; thence run North 19° 49' 43" West for 656.93 feet to a point on the southerly right of way line of Cheshire Lane; thence South 57° 09' 17" West along the chord of the curved southerly right of way line of Cheshire Lane 56.82 feet (curve being concave in a northwesterly direction having a central angle of 00° 28' 24" and a radius of 570.0 feet); thence South 57° 23' 29" West along said right of way line 56.82 feet; thence south 19° 49' 43" East, 660.32 feet, more or less, to the point of beginning.

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