

This instrument was prepared by

Send Tax Notice To: James L. Scott, II

(Name) Sheffield, Sheffield, Sheffield,

name

157 Dogwood Trail

address

(Address) 2976 Highway 31 South Suite A, Pelham, Alabama 35122 Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100-----
-----DOLLARS (\$119,000.00)

to the undersigned grantor, Classic American Homes, Inc.

(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 James L. Scott, II and wife, Tommie A. Scott a corporation,

(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 Shelby County, AL to-wit:

Lot 36, according to the survey of Park Forest, 5th Sector, as recorded in Map Book 17 page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$107,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

Inst # 1994-23999

08/01/1994-23999
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 20.50

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 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, John W. Brock who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of July 1994
Classic American Homes, Inc.

ATTEST:

By John W. Brock
John W. Brock, President

STATE OF Alabama
COUNTY OF Shelby

I, R. Wendell Sheffield a Notary Public in and for said County in said State, hereby certify that John W. Brock whose name as President of Classic American 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 29th day of

July

1994

R. Wendell Sheffield
Notary Public

4/28/98

Inst # 1994-23999