

This Instrument was Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-17-0011

Send Tax Notice To: Paul D. Niven and
Cherrie Niven
123 Augusta Way
Helena, AL 35080

20170712000248730
07/12/2017 12:46:03 PM
DEEDS 1/2

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifteen Thousand Five Hundred Dollars and No Cents (\$215,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **G. E. Scott III and Peggy J. Scott, Trustees of The Scott Living Trust dated July 19, 2000, whose mailing address is 123 Augusta Way, Helena AL 35080** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Paul D. Niven and Cherrie Niven, whose mailing address is 5135 Rye Cir, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **123 Augusta Way, Helena, AL 35080**; to wit;

Lot 12, according to the Final Plat of Augusta Pointe, as recorded in Map Book 13, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

\$172,400.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

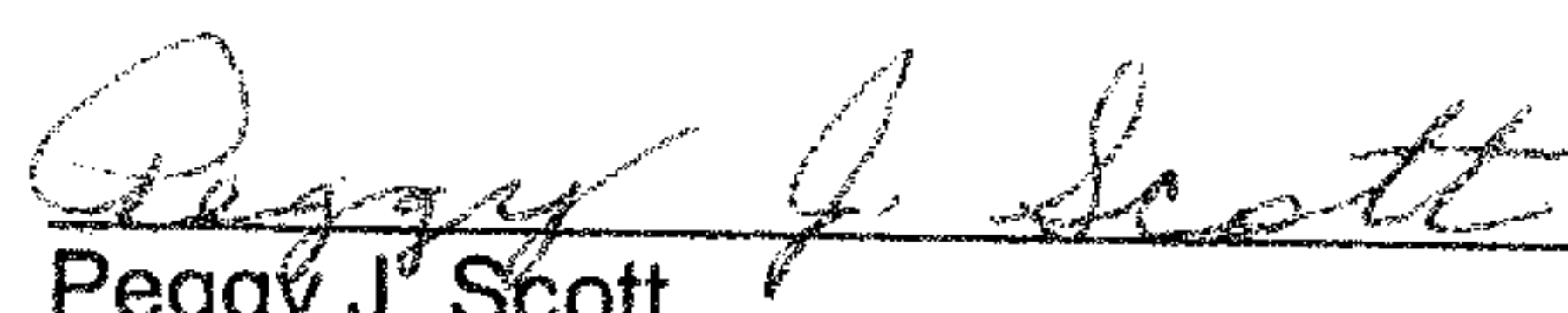
TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Trustees, G. E. Scott III and Peggy J. Scott, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of July, 2017.

SCOTT LIVING TRUST DATED JULY 19, 2000


G. E. Scott III
Trustees

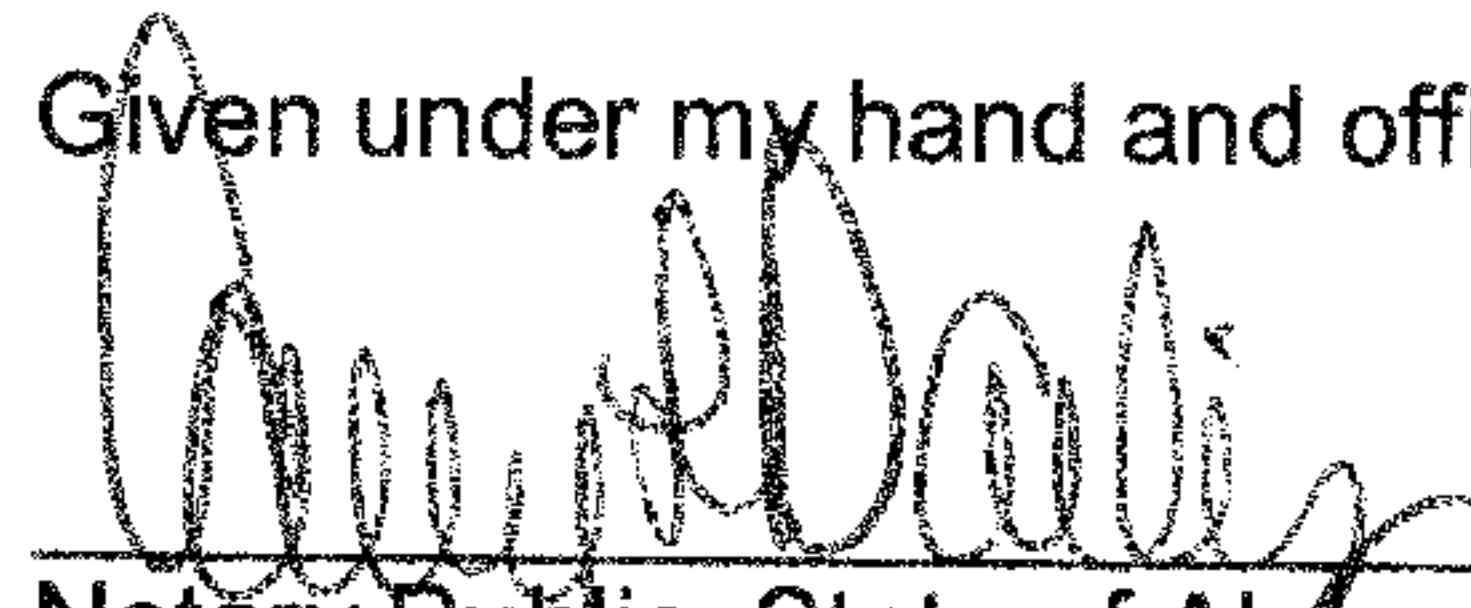

Peggy J. Scott
Trustees

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that G. E. Scott III and Peggy J. Scott, of The Scott Living Trust dated July 19, 2000 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 foregoing conveyance he/ she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7th day of July, 2017.



Notary Public, State of Alabama

Cassy L. Dailey

My Commission Expires: 6/4/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/12/2017 12:46:03 PM
\$61.50 CHERRY
20170712000248730

