

This instrument was prepared by

(Name) Norman L. Collum
(Address) 3300 Montgomery Hwy., Birmingham, Ala.

3429 Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100 DOLLARS

See Mtg 337-22
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert L. Hand and wife, Paula D. Hand
(herein referred to as grantors) do grant, bargain, sell and convey unto
W. J. Scoggins and wife, Bonnie Scoggins

(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, Alabama to-wit:

Lot 4, Block 3, according to the survey of Green Valley as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

Grantees herein agree to assume and pay that certain mortgage from Robert L. Hand and wife, Paula D. Hand, to Guaranty Savings & Loan Association, recorded in Mortgage Book 326, Page 597, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 285 PAGE 130

19740131000004980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN 31 AM 11:11
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cordell H. Starnes
JUDGE OF PROBATE

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of January, 1974

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Hand and wife, Paula D. Hand whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January A. D., 1974
Norman L. Collum
Notary Public.