

SEND TAX NOTICE TO:

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(Name) Joel C. & Donna S. Scroggins
5104 Skylark Drive
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, Alabama 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY THREE THOUSAND THREE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor, JimNi Construction, Inc. a corporation,
(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

Joel C. Scroggins and Donna S. Scroggins
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama; to-wit:

Lot 45, according to the survey of Meadow Brook, 9th Sector,
as recorded in Map Book 8, Page 150, in the Probate Office
of Shelby County, Alabama.

Minerals and mining rights excepted.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way,
limitations, if any, of record.

\$73,300.00 of the purchase price \$93,300.00 was paid from a mortgage loan
closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 NOV 14 AM 10:40

Thomas A. Scroggins, Jr.
JUDGE OF PROBATE

Recd tax - 2000
Rec. 250
Ind. 110
2350

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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, James M. Green
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of November 19 84

ATTEST:

JimNi Construction, Inc.

By

James M. Green

President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that James M. Green

whose name as President of JimNi Construction, 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 7th

day of November

19 84

Dale Corley

James M. Green

Notary Public