

This instrument was prepared by:
Peggy L. Rock
Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

Send Tax Notice to:

.....
Warranty Deed, Jointly For Life with Remainder to Survivor
.....

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of One Hundred (\$100.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, **Murray Christopher Scoggins and wife, Camille Scoggins** (herein referred to as grantor), do grant, bargain, sell and convey unto **David Wheeler** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

THIS DEED IS TO CORRECT THAT CERTAIN DEED FILED FOR RECORD IN INSTRUMENT #1999-20024.

Inst # 1999-37662

09/08/1999-37662
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CM 14.50

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 (inless 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, they have hereunto set their hand(s) and seal(s) this day of September 1, 1999.

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

Murray Christopher Scoggins (Seal)
Camille Scoggins (Seal)
_____(Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, S Kent Starnes, a Notary Public in and for said County, in said State, hereby certify that Murray Christopher Scoggins, whose name 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, is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1 day of September, A.D., 1999.

1-3-01
My commission Expires:

Starnes
Notary Public

STATE OF ALABAMA)
_____ COUNTY)

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that **Camille Scoggins**, whose name 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, is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____, A.D., 1999.

My commission Expires:

Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 178.1 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 55; THENCE CONTINUE ALONG LAST SAID COURSE A DISTANCE OF 180.0 FEET; THENCE TURN 90 DEGREES 27 MINUTES 18 SECONDS RIGHT AND RUN A DISTANCE OF 358.0 FEET; THENCE TURN 61 DEGREES 32 MINUTES 42 SECONDS RIGHT AND RUN A DISTANCE OF 150.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY NO. 55; THENCE TURN 98 DEGREES 27 MINUTES 18 SECONDS RIGHT AND RUN ALONG SAID ROAD RIGHT OF WAY FOR A DISTANCE OF 368.0 FEET TO THE POINT OF BEGINNING; SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 1999-37662

**09/08/1999-37662
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50**