

Send Tax Notice To:

KATHERINE SCOGGINS

P.O. Box 186

WESTOVER, AL 35185

20041209000675180 Pg 1/2 34.00
Shelby Cnty Judge of Probate, AL
12/09/2004 15:01:00 FILED/CERTIFIED

This instrument is being re-recorded to add the Map Bk and Pg#
to the Legal Description.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

20050419000182580 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/19/2005 08:22:45AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **TWENTY THOUSAND and NO/00 (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

GERALD HOBBS AND WIFE, LAUREEN HOBBS

grant, bargain, sell and convey unto,

KATHERINE SCOGGINS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23RD day of November, 2004

Gerald Hobbs

GERALD HOBBS

Laureen Hobbs

LAUREEN HOBBS

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
GERALD HOBBS AND LAUREEN HOBBS

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23RD day of November, 2004.

Mike T. Atchison
Notary Public

My Commission Expires: 10-16-08



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, according to the Map of Hobbs Survey as recorded in Map Book 34, Page 41,
Probate Office, Shelby County, Alabama.



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