

This Instrument Prepared By:

R. F. (Ben) Stewart III
 Nolan Stewart, PC
 1232 Blue Ridge Blvd.
 Birmingham, Alabama 35226

Tax Notice To Be Sent To:

Joel C. Scroggins and Allen R. Scroggins
 5104 Skylark Drive
 Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **JOEL CLEVELAND SCROGGINS, as Personal Representative of the Estate of Melva Eldridge Scroggins, Probate Court of Jefferson County, Alabama, Case No. 204761**, (hereinafter referred to as the "Grantor"), in hand paid by **JOEL CLEVELAND SCROGGINS and ALLEN RUDOLPH SCROGGINS, as tenants in common**, (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A tract or parcel of land in Shelby County, State of Alabama, and lying and being in the southwest quarter of the northeast quarter of the Section 9, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the southwest corner of the northwest of the southeast quarter of the above mentioned Section 9 and proceed north 89 deg. 00 min. east along the south boundary of said quarter-quarter section for a distance of 321.3 feet to a point on a fence, thence north 01 deg. 00 min. west along said fence for a distance of 1408.2 feet to the point of beginning of property herein described, thence continue north 01 deg. 00 min. west for a distance of 136.8 feet to a point, thence north 08 deg. 20 min. east for a distance of 610.6 feet to a point in the center of County Road #81; thence north 75 deg. 35 min. east along the center line of said Road for a distance of 247.6 feet; Thence north 72 deg. 39 min. east and continuing along the center line of said road for a distance of 81.6 feet; Thence deg. 21 min. east along said center line for a distance of 104 feet; Thence north 60 deg. 21 min. east along said center line for a distance of 68.3 feet to a point in the center line of said road; thence in a southwesterly direction and meandering with the centerline of Rocky Branch for a distance of 1215 feet, more or less, to a point in the center of said branch, thence north 83 deg. 50 min. west along a fence for a distance of 802 feet to a point, thence south 57 deg. 53 min. west along a fence for a distance of 161.6 feet, thence south 33 deg. 27 min. west and continuing along said fence for a distance of 198.7 feet to a point, thence south 60 deg. 46 min. east along said fence for a distance of 156.5 feet to the point of beginning, containing 12.5 acres, more or less.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

NOTE: This warranty deed has been prepared without the benefit of a current survey, title examination or title binder and all instructions contained herein have been provided by the Grantor.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.



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 Shelby Cnty Judge of Probate, AL
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The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 8th day of February, 2012.

Joel Cleveland Scroggs

**Estate of Melva Eldridge Scroggs, by
Joel Cleveland Scroggs, Personal Representative
Probate Case No. 204761
Jefferson County, Alabama Probate Court**

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOEL CLEVELAND SCROGGINS, in his capacity as Personal Representative of the Estate of Melva Eldridge Scroggs**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, in his capacity and being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 8th day of February, 2012.

Angie D. Smith

NOTARY PUBLIC

My Commission Expires: 4-3-12



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