

This instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Cheryl B Scoggins  
260 Lacey Ave  
Alabaster, AL 35114

20180312000078930  
03/12/2018 11:51:28 AM  
DEEDS 1/2

**GENERAL WARRANTY DEED**

STATE OF ALABAMA            )  
SHELBY COUNTY                )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Twenty-Eight Thousand And No/100 Dollars (\$228,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Timmy J Keith and Stacy Keith, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cheryl B Scoggins (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 42, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$182,400.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

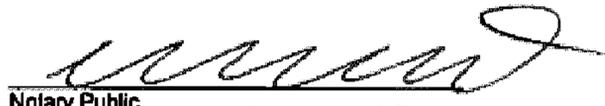
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 8, 2018.

  
\_\_\_\_\_  
Timmy J Keith  
  
\_\_\_\_\_  
Stacy Keith

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Timmy J Keith and Stacy Keith whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 8th day of March, 2018.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 1/31/21

