

This instrument was prepared by

(Name) Harrison and Conwill  
Attorneys at Law  
(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL  
09/28/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

9046

That in consideration of Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James J. Scoggins and wife, Sandra T. Scoggins

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard G. Futch and Ena A. Futch

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land located in the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of said half-quarter Section; thence north along the East line of said half-quarter Section 375 feet; thence 88 deg. 30 min. left parallel to South boundary of said half-quarter Section 1180 feet to the point of beginning of boundary of tract of land herein described, said point of beginning being on the north right-of-way boundary of a street; thence continue along the last mentioned course 245 feet; thence 88 deg. 30 min. right 425 feet; thence 91 deg. 30 min. right 245 feet; thence 88 deg. 30 min. right 425 feet to the point of beginning.

Subject to restrictive covenants shown in Deed Book 260, page 451 in the Probate Office of Shelby County, Alabama. Also, subject to transmission line permit to Alabama Power Company, recorded in Deed Book 126, page 305 in said Probate Office.

BOOK 282 PAGE 806

REC. BK & PAOL AS S...  
JUDGE OF PROBATE  
15 SEP 28

HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18 day of September, 1973.

WITNESS:

Leta M. Thomas (Seal)  
Leta M. Thomas (Seal)  
(Seal)

James J. Scoggins (Seal)  
James J. Scoggins  
Sandra T. Scoggins (Seal)  
Sandra T. Scoggins (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Leta M. Thomas, a Notary Public in and for said County, in said State, hereby certify that James J. Scoggins and wife, Sandra T. Scoggins 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 18 day of September, A. D., 1973.

Leta M. Thomas  
My Commission Expires October 1, 1975 Notary Public.