

This instrument was prepared by

(Name) WADE H. MORTON, JR., ATTORNEY AT LAW

(Address) P. O. Box 1227, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS

and other good and valuable consideration and Grantee's assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we,

Richard Scoggins, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brenda C. Scoggins, a single woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West, and run thence North 220 yards along the West boundary line of said forty acres to a point; run thence East 220 yards to the point of beginning of the lot herein described; thence run South to the North line of an unnamed road leading in a Westerly direction from the Egg and Butter Road; thence run along said unnamed road in a Westerly direction 210 feet; then run North and parallel with the West line of said forty acres to the North line of the property conveyed to Batson Jones and Ada Green Jones on February 10, 1941, as shown by deed recorded in Deed Book 110, at Page 190, in the Probate Office of Shelby County, Alabama; thence run East along the North line of said property 210 feet, more or less to the point of beginning.

Grantee assumes and agrees to pay according to its terms that certain mortgage from Richard Scoggins and Brenda Scoggins to the Central State Bank, Calera, Alabama, dated August 30, 1973 and recorded on September 10, 1973 in Mortgage Book 333, at Page 812, in the Office of the Judge of Probate of Shelby County, Alabama.



19740603000026540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER
1974 JUN -3 AM 8:00
Deed Book 52
INSTRUMENT WAS FILED

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 GRANTEE, 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, I have hereunto set my hands(s) and seal(s), this 17th day of April, 1974.

(Seal)

Richard Scoggins
Richard Scoggins

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Wade H. Morton, Jr., a Notary Public in and for said County, in said State, hereby certify that Richard Scoggins, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, A. D. 1974.

Wade H. Morton, Jr.
Notary Public