

This instrument was prepared by:

Barry McCrary - DIXON, WOOTEN, BOYETT & McCRARY
223 West North Street, Talladega, AL 35160

19750206000005830 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1975 12:00:00AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

TALLADEGA COUNTY

That in consideration of Six Thousand Dollars (\$6,000.00)

to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Carl Scoggins and wife, Inez Scoggins, heirs of Lillie E. Thomason, deceased

(herein referred to as grantors), grant, bargain, sell and convey unto

Sammie Kay Pennington

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

Lot No. 97 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the north right of way line of 2nd Avenue and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd Avenue for 75.00 feet; thence 89 deg. 35 min. right and run northeasterly for 109.53 feet; thence 91 deg. 24 min. 30 sec. right and run southeasterly for 75.00 feet to a point on the westerly right of way line of Fallon Avenue; thence southwesterly along said right of way line of Fallon Avenue for 109.54 feet to the point of beginning.

TO HAVE AND TO HOLD to the said grantee his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of January, 1975.

BY:

Carl Scoggins
---Carl Scoggins

Inez Scoggins

Inez Scoggins individually and as attorney-in-fact for Carl Scoggins under Power of Attorney dated Jan. 14, 1975.
GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA

TALLADEGA COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Inez Scoggins whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date; and, I do further certify that Inez Scoggins, whose name as attorney in fact of Carl Scoggins is signed to the foregoing instrument in her capacity as attorney in fact for the said Carl Scoggins, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she, with full authority to act for the said Carl Scoggins, executed the same voluntarily on the day the same bears date.

Given unto my hand and official seal this the 17th day of January, 1975.

Mary Frances Parker
Notary Public

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STATE OF GEORGIA,
COUNTY.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, Carl Scoggins, do hereby constitute and appoint my wife, Inez C. Scoggins, who resides at Talladega, in Talladega County, Alabama, my true and lawful attorney in fact, for me and in my name and stead:

1. To do and perform each and every act and deed necessary for the settlement of the estate of Lillie E. Thomason;
2. To execute and deliver to Sammie Kay Pennington a deed, warranty or otherwise, for such consideration as she deems proper, to Lot No. 97 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Registered Civil Engineer, on October 5, 1965;
3. To make, execute, endorse, accept and deliver any and all bills of exchange, checks, drafts, notes and other forms of consideration;
4. Without, in anywise, limiting the foregoing, generally to do, execute and perform any other act, deed, matter or thing whatsoever that ought to be done, executed and performed, or that, in the opinion of my said attorney, ought to be done, executed or performed in and about the premises, as fully and as effectually as I could do, if personally present.

And I, the said Carl Scoggins, do hereby specifically ratify and confirm, without reservation, all whatsoever my said attorney in fact shall do or cause to be done in or about the premises by virtue of this power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14th day of January, 1975.



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Shelby Cnty Judge of Probate, AL
02/06/1975 12:00:00AM FILED/CERT

Carl Scoggins

Carl Scoggins

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
I CERTIFY THIS INSTRUMENT WAS FILED
1975 FEB -6 PM 2:04
REC. BY C.C. FILE NUMBER ABOVE
REC. BY R. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Carl Scoggins

STATE OF GEORGIA,
COUNTY.

I, the undersigned authority, a Notary Public in and for said count, in said state, hereby certify that Carl Scoggins, whose name is signed to the foregoing power of attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the power of attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of January, 1975.

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My Office [Redacted] [Redacted] 1975