

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

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of One Hundred and no/100 Dollars and other good and valuable consideration and the assumption of mortgage to Robinson Mtg. Co. in Mtg. Bk. 341, page 21 which mtg. was assigned to Federal National Mtg. Assoc. in Misc. Bk. 8, page 795 in Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ralph W. Bell and wife, Gussie Bell  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
W. J. Scoggins and Bonnie Scoggins

(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:

Lot 15 according to Briarwood Subdivision, First Sector as shown by map recorded in Map Book 5, page 23 in the Probate Office of Shelby County, Alabama.

Subject to Restrictive covenants recorded in Deed Book 248, page 924 in the Probate Office of Shelby County, Alabama.

BOOK 293 PAGE 886

19750812000043380 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/12/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY  
CLERK  
THIS INSTRUMENT WAS FILED  
1975 AUG 12 PM 3:55  
Deed Jut. 50  
Cand. 1975-10-10  
JUDGE OF PROBATE

TO 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 12<sup>th</sup> day of August, 19 75

WITNESS:

(Seal)  
(Seal)  
(Seal)

Ralph W. Bell (Seal)  
Gussie Bell (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Martha S. Joiner, a Notary Public in and for said County, in said State, hereby certify, that Ralph W. Bell and wife, Gussie Bell, 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 12<sup>th</sup> day of August, A. D. 19 75.

Martha S. Joiner  
Notary Public.