Birmingham

PREPARED BY: GEORGE H. SCROGGINS

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP — Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama
SHELBY County

24

Know All Men By These Presents,

That in consideration of ---TEN DOLLARS and 00/100----($10.00)----------NINE HUNDRED EIGHTY FIVE----------DOLLARS

to the undersigned grantor GEORGE H. SCROGGINS

in hand paid by CHARLES E. TUCKER and wife, INDA L. TUCKER

the receipt whereof is acknowledged I the said GEORGE SCROGGINS

do grant, bargain, sell and convey unto the said CHARLES E. TUCKER and wife, INDA L. TUCKER

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

All that tract or parcel of land lying and being in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commencing at the SW Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section; thence run East a distance of 420 feet to a point, thence North and parallel with said Section line to the Southerly Right-of-Way of County Maintained Dirt Road and being the point of Beginning, thence South a distance of 160 feet to a point; thence west a distance of 143 feet to a point, thence north a distance of 160 feet to a point on the Southerly Right-of-Way of said County maintained road; thence East along said Right-of-Way a distance of 143 to the Point of Beginning abd containing .5 acre, more or less.

19790904000113550 1/2 $.00
Shelby Cnty Judge of Probate,AL
09/04/1979 12:00:00AM FILED/CERT

BOOK 321 PAGE 763

TO HAVE AND TO HOLD Unto the said CHARLES E. TUCKER and wife, INDA L. TUCKER

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 hand and seal,

this 27th day of JULY 1979

WITNESSES:

George H. Scroggins (Seal.)

(Seal.)

(Seal.)

(Seal.)

Jim Walter homes, inc.
P. O. BOX 2[redacted] 1500 N. DALE MABRY HWY.
TAMPA, FLORIDA 33622

[redacted] [redacted]

FORM 207-A

TO

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the day of 19 at o'clock M, and was duly recorded in Volume of Deeds at page , and examined.

Judge of Probate.

BOOK 321 764

1979090400011355O 2/2 $.00
Shelby Cnty Judge of Probate,AL
09/04/1979 12:00:00AM FILED/CERT

State of Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George H. Scroggins 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 27th day of July 19 79

James E. Calhoun As Notary Public

State of
COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1979 SEP -4 AM 9:40

Thomas A. Scrivener, Jr.
JUDGE OF PROBATE

Deed 1.00
Rec. 3.00
Ind. 1.00
5.00

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622