

This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lois B. Scoggins, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto James Joe Scoggins and wife, Sandra P. Scoggins; Lois Ann Wilson and husband, Laymon Wilson; and Rachel Faye Baker and husband, Joe Baker

(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:

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, described as follows: Begin at the NE corner of said forty (40) and run South along East boundary line a distance of 653.8 feet to the NE corner of Pope Property; thence turn an angle of 90 deg. 41' to right and run along North line of Pope property 276.6 feet to SE corner of Lot sold to Billy Reach; thence in a Northwest direction along NE line of Reach Lot to a point which is 178.31 feet South of North line of said forty (40); thence North along East line of Pope property a distance of 178.31 feet to North line of said forty (40); thence East along North line of said forty (40) a distance of 663.3 feet to point of beginning; except Lot sold Inez Massey as shown by deed recorded in Deed Book 183, Page 184; shown therein; also except Lot sold John H. and Sandra Gilbert as shown by deed recorded in Deed Book 215, Page 194, in the Probate Office of Shelby County, Alabama.

Mining and minerals rights excepted.

Subject to easements and restrictions of record.

The above grantor, Lois B. Scoggins, a widow, does hereby claim and transfer title to the above property by virtue of the survivorship deed dated August 31, 1963 from Melvin T. McGaughy and wife, Lucille Burnett McGaughy, grantors to J. V. Scoggins and wife, Lois B. Scoggins, grantees. (J. V. Scoggins death - February 24, 1979.)

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, I have hereunto set my hand(s) and seal(s), this 18th day of February, 1980

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS DEED WAS FILED
1980 FEB 20 AM 10:36 (Seal)
700 (Seal)

Lois B. Scoggins (Seal)
Lois B. Scoggins (Seal)

(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois B. Scoggins, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D., 1980

Notary Public.

John N. Ferree, Jr.