



This instrument was prepared by

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Attorneys at Law  
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

1,000.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- DOLLARS  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Brant D. Reynolds and wife, Vera Jean Reynolds

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

Johnny Wayne Scoggins and Patricia Ann Scoggins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby County, Alabama to-wit:

A tract of land located in the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 17, Township 19 South, Range 2 East and being more particularly described as commencing at the Northwest corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 17; thence North 89 deg. 34 min. East along the North line of said forty 1000.3 feet to the place of beginning; thence from the place of beginning and continuing along the North line of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of said Section 17 run North 89 deg. 34 min. East a distance of 416 feet to a point; thence South 0 deg. 26 min. East 1320.15 feet to the South line of said Section 17; thence South 89 deg. 34 min. West along the South line of said Section 17, 416 feet to a point; thence North 0 deg. 26 min. West 1320.15 feet to the point of beginning.

ALSO CONVEYED is an easement for ingress and egress over the existing private road leading from the above described property in an Easterly direction to County Highway 83.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 19<sup>th</sup> day of April, 1983

WITNESS:

Deed TAX 1.00 STATE OF ALA. SHELBY CO. (Seal)  
Rec 1.50 I CERTIFY THIS  
Ins 1.00 INSTRUMENT WAS FILED (Seal)  
3.50 1983 OCT 12 AM 9:48 (Seal)

Brant D. Reynolds (Seal)  
Brant D. Reynolds  
Vera Jean Reynolds (Seal)  
Vera Jean Reynolds (Seal)

STATE OF ALABAMA Thomas A. Shover Jr.  
SHELBY COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brant D. Reynolds and wife, Vera Jean Reynolds whose name S are 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 19<sup>th</sup> day of April A. D., 1983.

Michael Fowler  
Notary Public.  
P.O. Box 35  
Pelham, AL 35124