

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY ONE THOUSAND NINE HUNDRED AND NO/100TH (\$61,900.00) DOLLARS

to the undersigned grantor, J. R. SCOTT CONSTRUCTION COMPANY, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

MICHAEL D. SCROGGINS AND WIFE, WANDA S. SCROGGINS

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

Lot 4, Block 1, according to the survey of Hamlet as recorded in Map Book 8 Page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$49,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, Alabama 35124

GRANTEES' ADDRESS: 640 12th Street N.W., Alabaster, Alabama 35007

BOOK 352 PAGE 85

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. R. SCOTT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20TH day of DECEMBER 19 83

ATTEST:

J. R. SCOTT CONSTRUCTION COMPANY, INC.

STATE OF ALABAMA 1983 DEC 20 PM 3:19

COUNTY OF SHELBY

Secretary

By

J. R. SCOTT

President

STATE OF ALABAMA 1983 DEC 20 PM 3:19

COUNTY OF SHELBY

I, THE UNDERSIGNED J. R. SCOTT

State, hereby certify that THE President of J. R. SCOTT CONSTRUCTION COMPANY, INC.

whose name as a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 20TH day of

DECEMBER 19 83

Notary Public