

This instrument was prepared by 1307

(Name) D. M. Spitler

(Address) Pelham, Al.

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-five Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, 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 grantor, whether one or more), grant, bargain, sell and convey unto

✓ Calvin T. Daniel

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A tract of land situated in the SE 1/4 of the SW 1/4 of Section 24, Township 2 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at a point 208.71 feet West along the North line of said 1/4-1/4 Section from the Northeast corner thereof; thence West along said North line 459.51 feet to the Northeast corner of Blueberry Estates Subdivision thence an angle left of 90 deg. 29 min. 53 sec. and run South along the East line thereof a distance of 98.31 feet; thence 79 deg. 45 min. 16 sec. left and run Southeast 363.48 feet; thence 115 deg. 20 min. 36 sec. right and run Southwest 296.62 feet; thence 74 deg. 55 min. 01 sec. and run Southeast 325.94 feet; thence 49 deg. 59 min. 23 sec. left and run East 276.60 feet to a point on the East line of said 1/4-1/4 Section; thence 90 deg. 41 min. left and run North along said line 445.09 feet to a point 208.71 feet South of the Northeast corner thereof; thence 89 deg. 30 min. 07 sec. left and run West and parallel to the North line of said 1/4-1/4 a distance of 208.71 feet; thence right 89 deg. 30 min. 07 sec. and run North 208.71 feet to the point of beginning.

Subject to easements and right of ways of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of July, 19 84

James Joe Scoggins

(SEAL)

Rachel Faye Baker

(SEAL)

Sandra P. Scoggins

(SEAL)

Joe Baker

(SEAL)

Lois Ann Wilson

(SEAL)

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL 25 AM 10:49

(SEAL)

(SEAL)

Laymon Wilson

(SEAL)

STATE OF Alabama

Shelby

COUNTY

Deed TAX 35.00
Rec 6.50
Jud 1.00
42.50

General Acknowledgment

I, the undersigned authority in said State, hereby certify that James Joe Scoggins and wife, Sandra P. Scoggins; Lois Ann Wilson and husband, Laymon Wilson; and Rachel Faye Baker and husband, Joe Baker

whose name(s) 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 24th day of July, A.D. 19 84

1001 Hazwood Rd.
B-h. 35-23

Notary Public