

This form furnished by:

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. & Mrs. David A. Goggans
(Address) 1207 Southwind Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND AND NO/100ths (\$89,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Eugene Scott and wife, Karen B. Scott (herein referred to as grantors) do grant, bargain, sell and convey unto David A. Goggans and wife, Amy M. Goggans (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:

Lot 34, according to the survey of Dearing Downs, 1st Addition, as recorded in Map Book 141, in the Probate Office of Shelby County, Alabama; being situated in the Town Helena, Shelby County, Alabama.

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

\$90,098.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 264 PAGE 799

NO TAX COLLECTED	
1. Deed Tax - - - - -	\$ - - - - -
2. Map Tax - - - - -	\$ - - - - -
3. Recording Fee - - - - -	\$ <u>2.50</u>
4. Notary Fee - - - - -	\$ <u>3.00</u>
5. Stamp Fee - - - - -	\$ <u>1.00</u>
6. Ad Stamp Fee - - - - -	\$ <u>1.00</u>
Total - - - - -	\$ <u>7.50</u>

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 for 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 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 31st day of October, 19 89

WITNESS

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

89 NOV -6 AM 10:29

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Eugene Scott and wife, Karen B. Scott 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 31st day of October A.D., 19 89
My Commission Expires October 23, 1993

Richard D. M. k