

This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
George E. Scott
1217 Dunnam Lane
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, GWENDOLYN L. GAFNEA, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto GEORGE E. SCOTT AND PEGGY J. SCOTT (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

BOOK 303 PAGE 661

Part of Lots 7 and 8, according to the Survey of Dunnam Farms, as recorded in Map Book 6, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Being at the NW corner of NW 1/4 of SE 1/4, Section 28, Township 20 South, Range 3 West and run South along West line of Quarter Section 326.36 feet to the Northwest corner of Lot 10, a resurvey of Lots 5, 6, and part of Lots 7 and 8, Dunnam Farms, as recorded in Book 6, Page 85, Probate Office of Shelby County; thence run in a southeasterly direction along the north line of said Lot 10 a distance of 297.74 feet; thence turn an angle to the left of 33 degrees and run a distance of 277 feet to the Northeast corner of Lot 11 and said resurvey; thence turn an angle of 87 degrees to the left and run along the West lot line of Lot 12 a distance of 102.79 feet to the Northwest corner of Lot 12; thence turn an angle and run East along North line of Lot 12 a distance of 133.27 feet to the Northeast corner of said Lot 12; thence turn an angle to the left of 93 degrees 54 minutes and run 328 feet to a point on the north line of said 1/4-1/4 section; thence turn an angle to the left and run along the north line of said 1/4-1/4 section 660.77 feet to the point of beginning. Said parcel located in the NW 1/4 of SE 1/4, Section 28, Township 20 South, Range 3 West, Shelby County, Alabama.

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

\$175,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

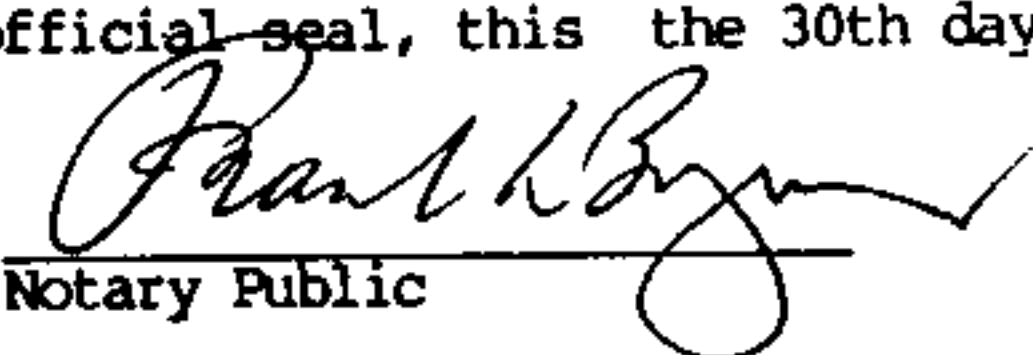
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of July, 1990.


Gwendolyn L. Gafnea

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GWENDOLYN L. GAFNEA**, an unmarried woman, 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 the 30th day of July, 1990.


Notary Public

My Commission Expires: 11/20/92

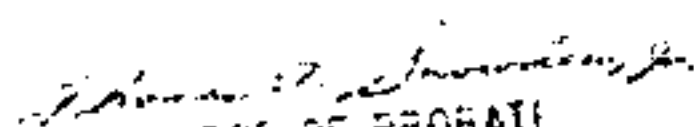
zscott

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1. Bond Fee	75.00
2.	
3.	5.00
4.	3.00
5.	
6. (Cash)	1.00
Total	84.00

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

90 AUG -3 AM 10: 25


JUDGE OF PROBATE