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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Michael Scroggins

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sara A. Gould and husband, Jerry E. Gould

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

Michael Scroggins and wife, Mary Ellen 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:

A part of the NE 1/4 of the NW 1/4, and the NW 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; said parcel being more particularly described as follows: As a point of beginning, start at the Southeast corner of the NE 1/4 of the NW 1/4 and run North 87 degrees 38 minutes West and along the South boundary of said forty for a distance of 51.98 feet to a point, said point lying on the 397 contour of Lay Lake; thence run North 12 degrees 57 minutes East and along the meandering 397 contour of Lay Lake for a chord distance of 741.68 feet to a point, said point lying at the intersection of the 397 contour and an unnamed branch; thence run North 38 degrees 41 minutes East and along said branch for a distance of 141.19 feet to a point; thence run North 29 degrees 42 minutes East and along said branch for a distance of 179.78 feet to a point, said point lying on the South right-of-way margin of County Road No. 71, 40 feet from centerline; thence run South 74 degrees 16 minutes East and along the South right-of-way margin of said County Road No. 71, a distance of 519.65 feet to a point, thence run North 84 degrees 20 minutes East and along said South right-of-way margin of said County Road No. 71 for a chord distance of 506.06 feet to a point, said point lying at the intersection of the South right-of-way margin of County Road No. 71 and the West right-of-way margin of County Road No. 405, 40 feet and 30 feet from centerline respectively; thence run South 33 degrees 18 minutes West, and along the West right-of-way margin of said County Road No. 405 for a distance of 1111.23 feet to a point, said point lying on the South boundary of the NW 1/4 of the NE 1/4; thence run North 87 degrees 38 minutes West and along the South boundary of said forty for a distance of 685.84 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of H. Joe Mullins, Alabama Registration No. 12709, dated May, 1985. LESS AND EXCEPT parcels of land and lots previously conveyed by the grantor and grantee. LESS AND EXCEPT Instrument No. 92-5043; LESS AND EXCEPT Dogwood Point, as recorded in Map Book 10, Page 35; LESS AND EXCEPT Dogwood Point, Phase II, as recorded in Map Book 11, Page 11, in Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes, easements, reservations, restrictions and exceptions of TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being recorded 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 (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

day of June, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Sara A. Gould (Seal)
Sara A. Gould
Jerry E. Gould (Seal)
Jerry E. Gould (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sara A. Gould and Jerry E. Gould whose names 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 day of June, A. D., 1992

Michael Atchison

Notary Public.

1992-12196
Inst #
06/24/1992-12196
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MRS G.O.O