

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) William H. Yates(Address) 916 4th Avenue S.W.Alabaster, Alabama 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTY TWO THOUSAND NINE HUNDRED AND NO/100THS(\$52,900.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James L. Scoggins, Jr. and wife, Mindy Scoggins (herein referred to as grantors) do grant, bargain, sell and convey unto

William H. Yates and wife, Kay B. Yates, John D. Blackmon, a married man (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, the following described real estate situated in Shelby County, Alabama to-wit:

A certain lot in the South half of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, more specifically described as follows: Beginning at the SE corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence West 200 feet to point of beginning; thence run North 190 feet; thence run West 100 feet; thence run South 190 feet; thence run East 100 feet to point of beginning; being situated in Shelby County, Alabama.

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

\$52,272.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF JOHN D. BLACKMON.

Inst # 1993-06404

03/07/1993-06404  
03:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 8.50

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 of such survivor forever.

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 24th day of February, 19 93.

WITNESS

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

James L. Scoggins, Jr. (Seal)  
James L. Scoggins, Jr.

Mindy Scoggins (Seal)  
Mindy Scoggins

**STATE OF ALABAMA**SHELBY**COUNTY****General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that James L. Scoggins, Jr. and wife, Mindy Scoggins

whose name 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 February, A.D., 19 93

My Commission Expires:

Notary Public