

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350
Birmingham, AL 35244

Send Tax Notice to:

(Name) J. Boone Scroggins

(Address) 133 Park Place Circle
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 EIGHTY FOUR THOUSAND TWO HUNDRED AND NO/100THS (\$84,200.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James D. Mason dba Mason Construction Co.

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

J. Boone Scroggins and wife, Melissa Jones Scroggins

(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:

Lot 31, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17,
page 83, in the Probate Office of Shelby County, Alabama.

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

\$84,242.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1993-35350

11/09/1993-35350
12:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

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, I have hereunto set MY hand(s) and seal(s), this 5th
day of November, 19 93

WITNESS

James D. Mason dba Mason Construction Co.

BY: James D. Mason (Seal)

James D. Mason (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that James D. Mason dba Mason Construction Co.

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 he executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 5th day of November A.D., 19 93

My Commission Expires: 3/5/95

Notary Public

Inst # 1993-35350