



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) William D. Latham
(Address) P. O. Drawer 1319
Clanton, AL 35045

120 Hawks Cove
Shelby, AL 35143

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 22,000

to the undersigned grantor, **Blue Creek Land Company, Inc.**
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, 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:

See complete legal description on reverse side hereof

Michael Scroggins

Shelby

See complete

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same
to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, A. GLENN WEAVER
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of JUNE 19 98

ATTEST:

Nelda Cofer Weaver
Secretary

By A. Glenn Weaver
President

STATE OF Alabama

COUNTY OF Shelby

I, JIMMY LEE COLE, JR
State, hereby certify that A. GLENN WEAVER
whose name as President of Blue Creek Land Company

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24th day of JUNE

19 98

Jimmy Lee Cole Jr.
Notary Public

Inst # 1998-23677
06/25/1998-23677
1:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 12.00

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 more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East; thence run N 87 degrees 38 minutes 00 seconds W along the S line of said quarter-quarter section for a distance of 51.98 feet to the 397' contour of Lay Lake; thence run N 12 degrees 57 minutes 00 seconds E along said contour for a chord distance of 741.68 feet to the point of beginning. Said point lying at the intersection of the 397' contour and an unnamed branch; thence run N 40 degrees 32 minutes 23 seconds W for a distance of 71.22 feet; thence run S 37 degrees 34 minutes 17 seconds W for a distance of 57.17 feet; thence run S 46 degrees 04 minutes 17 seconds W for a distance of 104.83 feet; thence run N 56 degrees 23 minutes 43 seconds W for a distance of 164.8 feet; thence run N 39 degrees 55 minutes 11 seconds E for a distance of 392.06 feet; thence run S 74 degrees 19 minutes 54 seconds E for a distance of 228.11 feet; thence run S 29 degrees 42 minutes 00 seconds W along an unnamed creek for a distance of 179.78 feet; thence run S 38 degrees 41 minutes 00 seconds W along an unnamed creek for a distance of 141.19 feet to the point of beginning. Containing 2.08 acre, more or less.

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11:59 AM CERTIFIED
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