

Please send tax notice to:
WJ Scoggins & Nancy H. Scoggins
300 Thompson Road
Alabaster, Alabama 35007

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One hundred Twenty Thousand Five Hundred and NO/100 (\$120,500.00) Dollars and other good and valuable consideration to the undersigned, **June A. Lambert as Administrator of the Estate of Daryl Dean Altenhof, Deceased, Case No. 36-127**, herein referred to as Grantor, in hand paid by **W. J. Scoggins and wife Nancy H. Scoggins**, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, all of their current interest, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

"See Attached Exhibit "

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 31st day of July, 1998.

June A. Lambert, Administrator of Estate of Daryl Dean Altenhof, Deceased
June A. Lambert as Administrator of the
Estate of Daryl Dean Altenhof,
Deceased, Case No. 36-127

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that **June A. Lambert as Administrator of the Estate of Daryl Dean Altenhof, Deceased, Case No. 36-127**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 1998.

Gregory J. Nelson
NOTARY PUBLIC
My Commission Expires: 9/18/98

This document prepared by:
Mitchell & Graham, P.C.
Attorneys-at-Law
3021 Lorna Road Suite 100
Birmingham, Alabama 35216

08/07/1998-30347
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 17.50

Inst # 1998-30347

EXHIBIT "A"

PARCEL I:

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama and run South $0^{\circ}14'13''$ West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 587.80 feet to a point, thence run South $87^{\circ}49'53''$ East, 331.04 feet to a point; then run North $0^{\circ}37'57''$ West a distance of 20.0 feet to the point of beginning of the property Parcel No. 1, being described; thence continue along last described course 190.00 feet to a point; thence run South $87^{\circ}48'47''$ East a distance of 447.85 feet to a point on the Westerly margin of Shelby County Road No. 264; thence run South $27^{\circ}40'18''$ West along said margin 44.31 feet to a point; thence run North $87^{\circ}48'47''$ West 256.66 feet to a point; thence run South $1^{\circ}54'16''$ West 171.07 feet to a point; thence run North $80^{\circ}23'55''$ West 165.00 feet to the point of beginning.

PARCEL II:

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama and run South $0^{\circ}14'13''$ West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 587.80 feet to a point; thence run South $87^{\circ}49'53''$ East 331.04 feet to a point; thence run North $0^{\circ}37'57''$ West a distance of 20.0 feet to a point; thence run South $80^{\circ}23'55''$ East 165.00 feet to the point of beginning of the property Parcel No. 2 being described; thence continue South $80^{\circ}23'55''$ East a distance of 221.58 feet to a point on the Westerly right of way line of Shelby County Road No. 264; thence run North $12^{\circ}25'59''$ East a chord distance of 202.89 feet to a point; thence run North $87^{\circ}48'47''$ West a distance of 256.66 feet to a point; thence run South $1^{\circ}54'16''$ West a distance of 171.07 feet to the point of beginning.

All situated in Shelby County, Alabama.

John L. Administrator

Inst # 1998-30347

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