

## WARRANTY DEED

SEND TAX NOTICE TO:  
David B. Howard  
133 Park Place Circle  
Alabaster, AL 35007

THE STATE OF Alabama  
COUNTY OF Shelby }

THIS WARRANTY DEED, made and entered into on this, the 31st day of July, 1998, by and between J. Boone Scroggins and Melissa Jones Scroggins, as part 1st of the first part, and David B. Howard & Stephanie B. Howard, as joint tenants with right as parties of the second part; of survivorship 95,000

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said parties of the second part

the following described real estate, situated in the County of Shelby, State of 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.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part 1st of the second part,

\$85,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND THE SAID part 1st of the first part hereby covenant with and represent unto the said parties of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1998 which are due and payable October 1, 1998 and that they will forever warrant and defend the title to the same and the possession thereof unto the said parties of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set our hand and seal on the day and year first above written.

J. Boone Scroggins (Seal)  
J. Boone Scroggins  
Melissa Jones Scroggins (Seal)  
Melissa Jones Scroggins

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Boone Scroggins and Melissa Jones Scroggins 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, Have executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 31<sup>st</sup> day of July, 1998.

Stacey M. Ingram (Seal)  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES June 4, 2002  
BONDED THRU NOTARY PUBLIC SUPERVISOR

This instrument was prepared by:  
Susan Wandersee, (612) 941-0280  
10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 1998-45964

11/19/1998-45964  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11.00  
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