

**CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$ 156,900.00 to the undersigned
Grantor, Builders Team, Inc., 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 Wayne Scoggins and Pamela D. Scoggins,
Husband and Wife (herein referred to as Grantees)
as joint tenants with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Weatherly Berkshire Manor - Sector 19,
recorded in Map Book 24, page 43, in the Probate Office of Shelby County,
Alabama.

Property to become the Homestead of the Grantees.

Address of the Property: 109 Berkshire Manor, Alabaster, AL 35007

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 149,050.00 of the purchase price is being paid by the proceeds of a first mortgage loan
executed and recorded simultaneously herewith.

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, together with every contingent remainder and right of reversion. 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, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 14th day of April, 1999.

By: _____
Grantor


Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Thomas Doyal, President of Builders Team, Inc.,
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she as such officer and
with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of April, 1999.


Notary Public
Commission Expires 12/23/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, PC
200 Canyon Park Drive
Pelham, AL 35124

SEND TAX NOTICES TO:
Wayne Scoggins
109 Berkshire Manor Circle
Alabaster, AL 35007

04/20/1999-16624
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.50
081 WMS

Inst # 1999-16624