

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Charlotte White
756 4th Street SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy-Five Thousand and 00/100 (\$75,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Sherri R. Owen Scoggins, a married woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Charlotte White, a single individual (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

\$75,500.00 of the above recited purchase price was paid from a loan closed simultaneously herewith.

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

SHERRI R. OWEN AND SHERRI R. OWEN SCOGGINS ARE ONE AND THE SAME PERSON.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR THE GRANTOR'S SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5th day of September, 1999.

Sherri R. Owen Scoggins
Sherri R. Owen Scoggins

STATE OF SOUTH CAROLINA)

COUNTY OF Berkeley)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sherri R. Owen Scoggins, a married woman 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of September, 1999.

Ann Harrison

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC FOR S.C.
MY COMMISSION EXPIRES
APRIL 23, 2008

Inst # 1999-41221

10/04/1999-41221
01:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

Exhibit "A"

Lot No. 138, according to the Map of "Property Line Map, Siluria Mills", as recorded in Map Book 5 page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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