

Send Tax Notice To:

Arvid Hagglund
3204 Kittle Lane
Birmingham, Alabama 35242
PID# 10-1-02-0-003-002

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Four Thousand and 00/100 (\$204,000.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

David C. Scoggins and Maxine J. Scoggins, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Arvid Hagglund

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

**Lot 4, Block 2, according to the Map and Survey of Kerry Downs,
a subdivision of Inverness, as recorded in Map Book 5, Pages
135 and 136, in the Probate Office of Shelby County, Alabama.**

\$ 183600 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2000 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

Inst • 2000-11277

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10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 31.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th
day of MARCH, 2000.

David C. Scoggins
David C. Scoggins

Maxine J. Scoggins
Maxine J. Scoggins

STATE OF Florida

COUNTY OF Volusia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
David C. Scoggins and Maxine J. Scoggins, husband and wife 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/they executed
the same voluntarily on the day the same bears date.

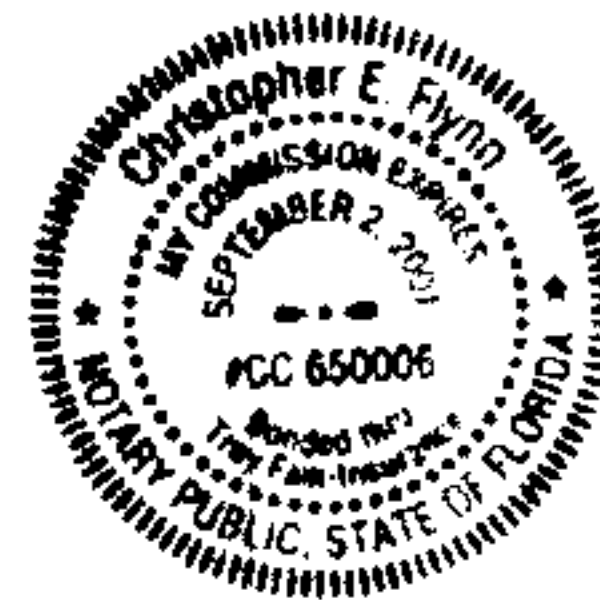
Given under my hand and official seal, this 29th day of March, 2000.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

OUR FILE NO.: 00014RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242



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