

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Michael S. Scoggins

(Address) \_\_\_\_\_

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-One Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
The Estate of Thomas J. Newman, deceased, Probate Case No. 176749, in the Probate Office  
of Jefferson County, Alabama

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael S. Scoggins and Richie C. Scoggins

(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 27, in Shelby Shores, First Addition, according to map of said Shelby Shores,  
First Addition, recorded in Probate Office of Shelby County, Alabama, in Map Book 5,  
Page 29. Situated in Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of  
way, and permits of record.

\$ 124,450 of the above recited consideration was paid from a mortgage  
recorded simultaneously herewith.

Inst # 2002-15680

04/04/2002-15680  
10:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 18.00

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am  
(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and  
convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 2nd  
day of March, 2002.

~~WITNESSES~~

Gwendoline S. Newman (Seal)  
Gwendoline S. Newman, as Personal  
Representative of the Estate of (Seal)  
Thomas J. Newman, deceased, Probate  
Case No. 176749, in the Probate Office (Seal)  
of Jefferson County, Alabama  
STATE OF ALABAMA  
SHELBY COUNTY

Gwendoline S. Newman Trustee (Seal)  
Gwendoline S. Newman, Trustee  
Thomas D. Newman, Trustee (Seal)  
Thomas D. Newman, Trustee  
Philip C. Newman Trustee (Seal)  
Philip C. Newman, Trustee under the Last Will  
& Testament of Thomas J. Newman, deceased  
Probate Case 176749, in the Probate Office of  
Jefferson County, Alabama

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Gwendoline S. Newman, whose name as Personal Representative of the Estate of  
Thomas J. Newman, deceased, 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 conveyance she executed the same voluntarily  
on the day the same bears date, in her capacity as such Personal Representative  
Given under my hand and official seal this 2nd day of March, A.D., 2002.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Jean F. Lowe  
Notary Public.

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