

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) Betty Scoggins
(Address) 165 Rene's Road
Columbiana, AL 35051

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

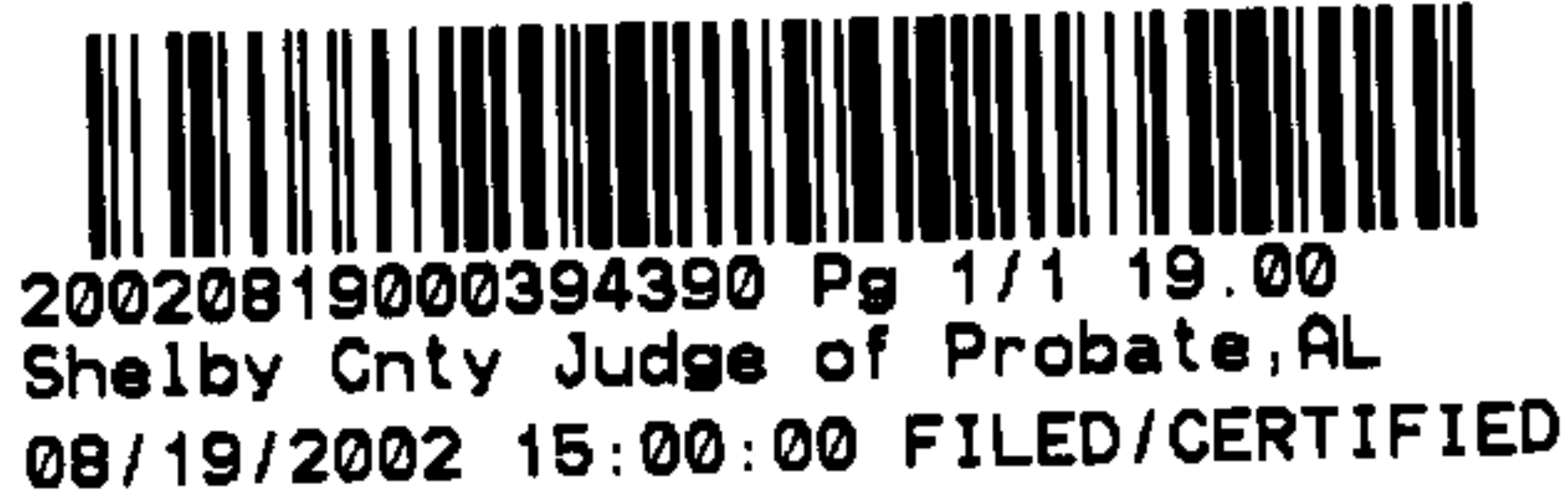
Form 1-1-27 Rev. 4/99
WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Carolyn McGuire, a married woman; Kevin Bozeman, a single man
(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Betty Scoggins
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:



Begin at the Southeast corner of SE 1/4 of NE 1/4 of SW 1/4 of Section 11, Township 22 South, Range 1 West and run thence North along the East line of said NE 1/4 of SW 1/4 a distance of 105 feet; thence run West and parallel with the South line of said 1/4-1/4 section a distance of 320 feet, more or less, to the East line of a 20 foot roadway; thence run Southerly along the East line of said 20 foot roadway 105 feet, more or less to the South line of said SE 1/4 of NE 1/4 of SW 1/4; thence East along said South line a distance of 320 feet, more or less, to the point of beginning.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF CAROLYN MCGUIRE OR OF HER RESPECTIVE SPOUSE.

Subject to restrictions, easements and rights of way of record.

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

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 8 day of May, 2002.

_____(Seal) Carolyn McGuire (Seal)
_____(Seal) Kevin Bozeman (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn McGuire Kevin Bozeman, whose names are signed to the foregoing conveyance are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of May A.D., 2002.

Maisha J. Wilder
Notary Public