

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **PHILLIP A. POWELL AND KRISTIN POWELL BY THEIR ATTORNEY IN FACT NEIL FLOWERS**, for and in consideration of the sum of **ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$149,900.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by **CHRISTOPHER SCOGGINS**, the Grantor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of **SHELBY**, State of **ALABAMA**, which is described as follows:

LOT 22, ACCORDING TO THE SURVEY OF BUCK CREEK LANDING, AS RECORDED IN MAP BOOK 20, PAGE 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of **SHELBY**, County, **Alabama**.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, her heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby WARRANT and WILL FOREVER DEFEND the title to said property and the possession thereof, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this **30th day of June, 2004**.



**PHILLIP A. POWELL AND KRISTIN POWELL BY
THEIR ATTORNEY IN FACT NEIL FLOWERS**

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BEFORE ME, the undersigned Notary Public for said State and County, personally appeared **PHILLIP A. POWELL AND KRISTIN POWELL BY THEIR ATTORNEY IN FACT NEIL FLOWERS**, who acknowledged before me that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

This the **30th day of June, 2004**.



NOTARY PUBLIC

My commission expires 7/20/10

This instrument prepared by:
JEREMY D. CROW
MORRIS & SCHNEIDER, P.C. ("M&S")
5346 STADIUM TRACE PARKWAY, SUITE 200
HOOVER, AL 35244
AL-060400861

* \$149,900.00 mortgage being filed simultaneously.