

This Instrument was prepared by:
Holli Hargrove
3145 Green Valley Road, Birmingham, AL 35243
205.977-2888

Please send tax notice to: Jamie and Heather Scruggs
417 Heathersage Road
Maylene, AL 35114

STATUTORY WARRANTY DEED



20070131000046540 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/31/2007 10:54:55AM FILED/CERT

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of two hundred thirty five thousand five hundred and 00/100, dollars (\$235,500.00.),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged,

Palmer Construction, Inc.

(herein referred to as grantor), does grant, bargain, sell and convey unto

Jamie Scruggs and Heather Scruggs

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them 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 9, according to the Survey of Lacey's Grove Phase 1 as recorded in Map Book 35, page 137, in the Probate Office of Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

All of the consideration herein was derived from a mortgage with SunTrust Mortgage, Inc. closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Palmer Construction, Inc., by George D. Palmer, its, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January, 2007.

Palmer Construction, Inc., an Alabama Corporation

By: George D. Palmer (SEAL)
By: George D. Palmer
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, Jennifer Nichole Pilgreen the undersigned, a Notary Public in and for said County, in said State, hereby certify that George D. Palmer, whose name as President of Palmer Construction, Inc. an Alabama Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, George D. Palmer as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2007.

Jennifer Nichole Pilgreen
Notary Public

My Commission Expires: 4/01/09