

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Roger Smith
6444 Highway 49
Columbiana, Alabama 35051

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty-Six Thousand and 00/100 (\$66,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Bobby L. Scoggins and Jacqueline J. Scoggins**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Roger Smith and Debra Smith, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A part of Lot 2, of Roberson Property, as recorded in Map Book 9 page 65 in the Office of the Judge of Probate of Shelby County, Alabama, located in the Southeast 1/4 of Section 12, Township 20 South, Range 1 West, described as follows: Begin at the Northeast corner of said Lot 2 of Roberson Property and run South 1 deg. 50 min. 54 sec. West along the East line of said Lot 2 a distance of 823.15 feet; thence North 88 deg. 09 min. 06 sec. West a distance of 159.35 feet to the West line of said Lot 2; thence North 1 deg. 51 min. 15 sec. East along the West line of said Lot 2 a distance of 817.63 feet to the North line of said Lot 2; thence North 89 deg. 51 min. 53 sec. East along the North line of said Lot 2 a distance of 159.36 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of October, 2007.

*Bobby L. Scoggins by and through his
Attorney in Fact Jacqueline J. Scoggins*
Bobby L. Scoggins by and through his
Attorney in Fact, Jacqueline J. Scoggins

Jacqueline J. Scoggins
Jacqueline J. Scoggins


20071011000472810 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
10/11/2007 08:42:02AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jacqueline J. Scoggins, whose name is signed as Attorney in Fact for Bobby L. Scoggins, a married person, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of October, 2007.

Katherine C. Norbury
NOTARY PUBLIC
My Commission Expires: 8/16/09

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jacqueline J. Scoggins, a married woman, whose name is 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of October, 2007.

Katherine C. Norbury
NOTARY PUBLIC
My Commission Expires: 8/16/09

Shelby County, AL 10/11/2007
State of Alabama

Deed Tax: \$66.00


20071011000472810 2/2 \$80.00
Shelby Cnty Judge of Probate, AL
10/11/2007 08:42:02AM FILED/CERT

[Handwritten signature]