

Send tax notice to:
Wayne L. Gainey
109 Berkshire Manor Circle
Alabaster, AL 35007
BHM0800425

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY SHELBY

Shelby County, AL 11/04/2008
State of Alabama

Deed Tax: \$36.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00)** in hand paid to the undersigned **Robert Wayne Scoggins, an unmarried man** (hereinafter referred to as Grantors") by **Wayne L. Gainey and Janice W. Gainey** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Weatherly Berkshire Manor-Sector 19, recorded in Map Book 24, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

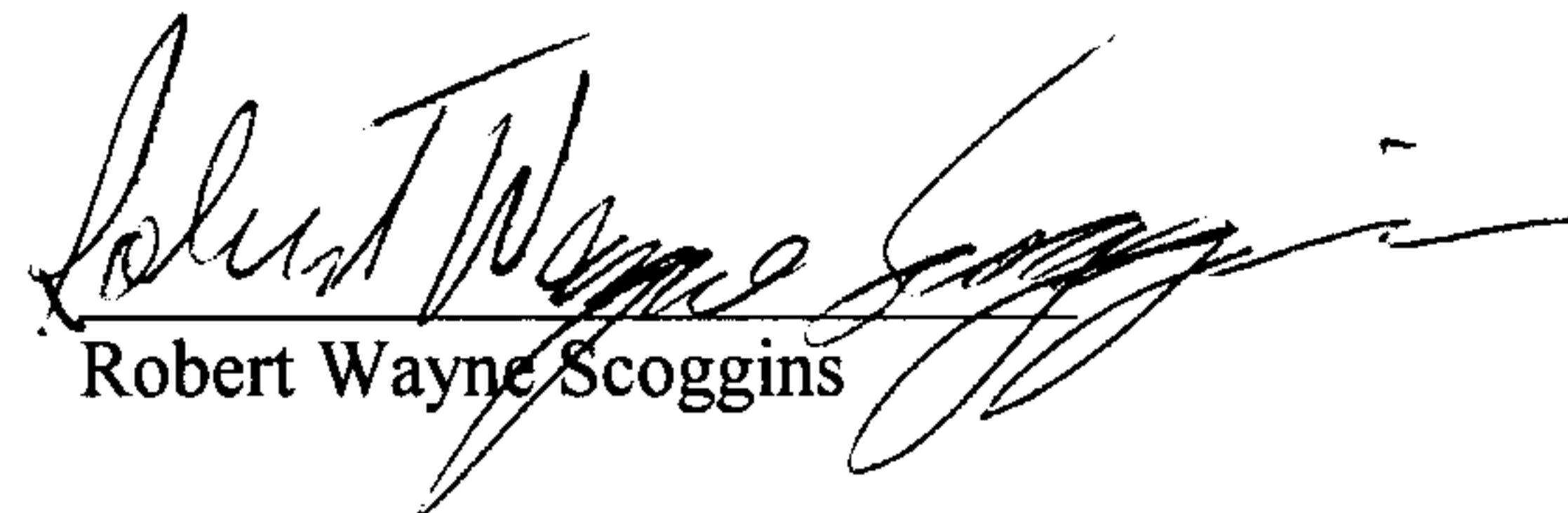
\$143,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Robert Wayne Scoggins is the surviving grantee in that certain deed recorded in Instrument #20050316000118130; the other grantee, Pamela D. Scoggins, having died on or about September 13, 2008.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Robert Wayne Scoggins hereunto set his signature(s) and seal(s) on October 20, 2008.


Robert Wayne Scoggins

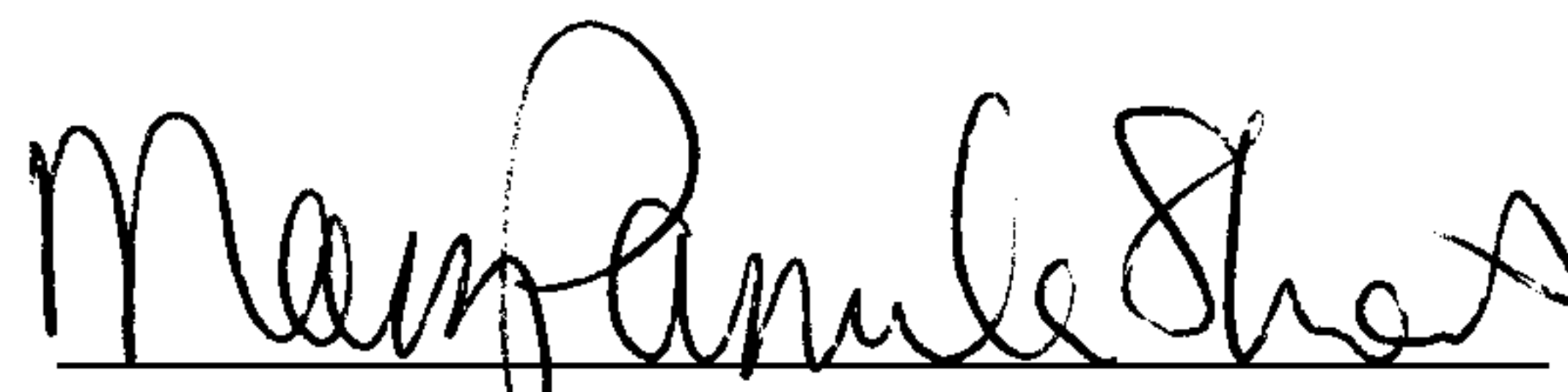
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Wayne Scoggins, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2008.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires: