

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

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

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty-Five Thousand and 00/100 (\$25,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jacqueline J. Scoggins Morgan, a married individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does 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 parcel of land being 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, and being more particularly described as follows: Begin at the Southeast corner of the above mentioned Lot 2, said point being the point of beginning; thence North 01 deg. 50 min. 54 sec. East a distance of 496.43 feet; thence North 88 deg. 09 min. 06 sec. West a distance of 159.35 feet; thence South 01 deg. 51 min. 15 sec. West a distance of 445.80 feet; thence South 70 deg. 31 min. 52 sec. East a distance of 167.24 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.

Jacqueline J. Scoggins and Jacqueline J. Scoggins Morgan are one and the same person.

Subject property does not constitute the homestead of the grantor herein, as defined by the Code of Alabama.

Jacqueline J. Scoggins Morgan is the surviving grantee of that certain deed recorded in Book 289 page 717 in the Probate Office of Shelby County, Alabama; the other grantee, Bobby L. Scoggins, having died on or about October 18, 2010.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set her hand and seal this the 30th day of March, 2011.



20110331000100510 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
03/31/2011 09:29:03 AM FILED/CERT

Jacqueline J. Scoggins Morgan
Jacqueline J. Scoggins Morgan

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 2011.



NOTARY PUBLIC

My Commission Expires: 7/3/14



20110331000100510 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
03/31/2011 09:29:03 AM FILED/CERT

Shelby County, AL 03/31/2011
State of Alabama
Deed Tax: \$25.00