

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Jeral F. Scogin  
RIVERCHASE COUNTRY CLUB  
HOOVER, AL 35244  
1159 Country Club Circle  
Hoover, AL 35244

**GENERAL WARRANTY DEED**

**20160505000151260**  
**05/05/2016 12:48:16 PM**  
**DEEDS 1/2**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-Nine Thousand And No/100 Dollars (\$29,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, George Marcus Neas, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeral F. Scogin (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 209, according to the Map and Survey of Ninth Addition to Riverchase Country Club, recorded in Map Book 8, Page 45 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

George Marcus Neas is one and the same person as G. Marc Neas, Grantee within that certain Warranty Deed recorded in Instrument #1998-13308.

D. Jackie Neas, Grantee within that certain Warranty Deed recorded in Instrument #1998-13308 is one and the same person as Doris Taylor Neas, Grantor within that certain Warranty Deed recorded in Instrument #20070502000204030.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 25, 2016.

*George Marcus Neas*  
George Marcus Neas

STATE OF ALABAMA  
COUNTY OF JEFFERSON

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

Given under my hand and official seal on the 25th day of April, 2016.

*Allen L. Dailey*  
Notary Public  
My commission expires:



20160505000151260 05/05/2016 12:48:16 PM DEEDS 2/2

Grantor's Name George Marcus Neas  
Mailing Address River Ridge Drive  
Hoover, AL 35244

Grantee's Name Jeral F. Scogin  
Mailing Address 1159 Country Club Cir  
Hoover AL 35244

Property Address River Ridge Drive  
Hoover, AL 35244

Date of Sale April 25, 2016  
Total Purchase Price \$29,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other:  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - George Marcus Neas, River Ridge Drive, Hoover, AL 35244.

Grantee's name and mailing address - Jeral F. Scogin, .

Property address - River Ridge Drive, Hoover, AL 35244

Date of Sale - April 25, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama  
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: April 25, 2016

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/05/2016 12:48:16 PM  
\$46.00 CHERRY  
20160505000151260

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".