

Send tax notice to: David Scoggins, 3532 Stonecreek Place, Helena, AL 35080

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

20170510000163060
05/10/2017 02:21:36 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-one thousand five hundred and no/100 (\$161,500.00) dollars, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we**

Kenneth A. McClain and his wife Hannah McClain, whose mailing address is:

221 The Heights Drive, Calera, AL 35040

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

David Scoggins, whose mailing address is: 3532 Stonecreek Place, Helena, AL 35080

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3532 Stonecreek Place, Helena, AL 35080** to-wit:

Lot 1718, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 6, as recorded in Map Book 34, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$70,500.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 4th day of May, 2017.

Kenneth A. McClain (Seal)
KENNETH A. MCCLAIN

Hannah McClain (Seal)
HANNAH MCCLAIN

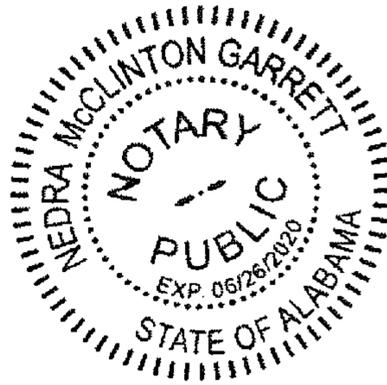
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth A. McClain and his wife Hannah McClain, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 2017.

Nedra McClinton Garrett
NOTARY PUBLIC

My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2017 02:21:36 PM
\$109.00 CHERRY
20170510000163060

James W. Fuhrmeister