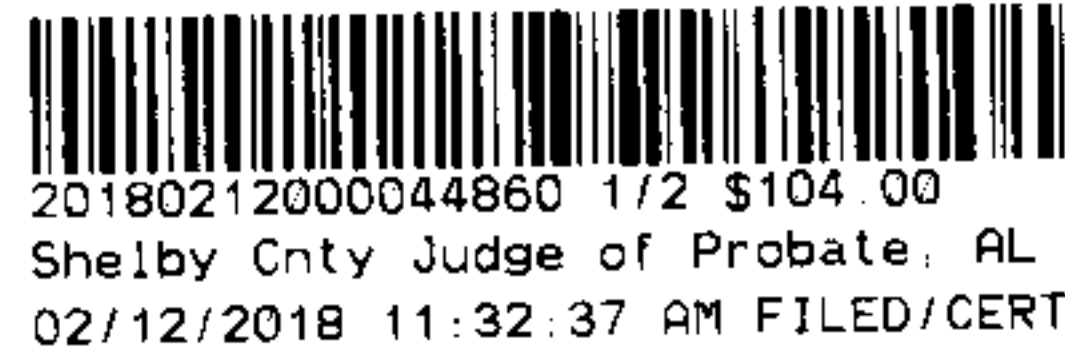


Send tax notice to: James Harvey Hogue, 400 Olmsted St., Birmingham, Al. 35242

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred thirty thousand and no/100 (\$430,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Mike Scroggins and his wife Carol Scroggins, whose mailing address is:**

300 County Rd 47 Winter AL 36761 and

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Harvey Hogue and Linda Marie Hogue whose mailing address is: 400 Olmsted St., Birmingham Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 400 Olmsted St., Birmingham Al. 35242 to-wit:

Lot 11-20 in Block 11, according to the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$344,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD 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 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.

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 hands(s) and seal(s) this 9th day of February, 2018.

20180212000044860 02/12/2018

20180212000044860 2/2 \$104.00  
Shelby Cnty Judge of Probate, AL  
02/12/2018 11:32:37 AM FILED/CERT

Mike Scroggins (Seal)  
MIKE SCROGGINS BY & THROUGH HIS AGENT CAROL  
SCROGGINS *By + through his agent Carol Scroggins*  
Carol Scroggins (Seal)  
CAROL SCROGGINS

State of ALABAMA  
County of SHELBY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Carol Scroggins, a married woman, whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9<sup>th</sup> day of February, 2018.

[Signature]  
NOTARY PUBLIC  
My commission expires: 5/12/21



State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Carol Scroggins as Agent under Specific Durable Power of Attorney for Mike Scroggins, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Mike Scroggins has executed the same voluntarily on the day the same bears date.

Given under my hand this the 9<sup>th</sup> day of February, 2018.

[Signature]  
NOTARY PUBLIC  
My commission expires: 5/12/21



Shelby County, AL 02/12/2018  
State of Alabama  
Deed Tax: \$86.00

ate Judge,

[Signature]