

This instrument was prepared by

(Name) Joe A. Scotch ¹³⁶⁶

(Address) 5353 Hwy. 280 South, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and No/100 (\$2,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe A. Scotch and wife, Peggy P. Scotch

(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank R. Morse and wife, Margaret B. Morse

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4 1/4 Section to its intersection with the Northwest right-of-way line of Shelby County Road Number 41; thence turn a deflection angle of 123° 24' to the right and run in a Northeasterly direction along the Northwest right-of-way line of said County Road Number 41 a distance of 209.62 feet to the point of beginning; thence turn a deflection angle of 123° 24' to the left and run in a Westerly direction a distance of 400.00 feet to a point; thence turn an interior angle of 56° 36' and run to the right in a Northeasterly direction a distance of 119.78 feet to a point; thence turn an interior angle of 123° 24' and run to the right in an Easterly direction a distance of 400.00 feet to a point on the Northwest right-of-way line of County Road Number 41; thence turn an interior angle of 56° 36' and run to the right in a Southwesterly direction along the Northwest right-of-way line of said County Road Number 41 a distance of 119.78 feet to the point of beginning; containing 0.92 acres more or less.

This conveyance is subject to advalorem taxes for the current year and easements and restrictions of record.

19751231000073870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/31/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 2nd day of September, 1975

WITNESS:
STATE OF ALABAMA, SHELBY COUNTY, I CERTIFY THIS INSTRUMENT WAS FILED
1975 DEC 31 AM 8:43
Deed Feb 2 1976
Consolidated
JUDGE OF PROBATE
(Seal)
(Seal)
(Seal)

Joe A. Scotch (Seal)
Joe A. Scotch
Peggy P. Scotch (Seal)
Peggy P. Scotch (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Scotch and wife, Peggy P. Scotch 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, A. D., 1975

Joe A. Scotch (Seal)
Notary Public.

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