

This instrument was prepared by

(Name) C. John Holditch

(Address) Birmingham, Alabama

(Address)

19770725000075980 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/25/1977 12:00:00AM FILED/CERT

11323

Form 1-1-27 Rev. 1-56

WARRANTY DEED—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, and the assumption of the mortgage described on the reverse hereof,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOE A. SCOTCH and wife, PEGGY P. SCOTCH

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

ILEANE H. MATTHEWS

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The North 10 Acres of the SW 1/4 of the NE 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama. Also a 60-foot easement along approximately the present roadway going from the Cahaba Valley Road to the above described property. Less and except the following: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 202.48 feet to the point of beginning of the herein described Tract 2; thence deflect 90 degrees 00 minutes 20 seconds and run to the left in a Southerly direction a distance of 328.45 feet to a point on the South line of the North 1/2 of said 1/4-1/4 Section; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right along the South line of the North 1/2 of said 1/4-1/4 Section and in a Westerly direction a distance of 200.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a northerly direction a distance of 328.47 feet to a point on the North line of said 1/4-1/4 Section; thence turn an interior angle of 89 degrees 59 minutes 40 seconds and run to the right in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 200.00 feet, more or less, to the point of beginning of the herein described Tract 2.

Subject to all easements, restrictions, rights of way, and mining rights and other rights, privileges and immunities of record, and current ad valorem taxes, a lien but not yet due and payable.

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 hands(s) and seal(s), this 15th day of June, 1977.

(Seal)

JOE A. SCOTCH

(Seal)

(Seal)

PEGGY P. SCOTCH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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 15th day of June, A. D., 1977.

Public.

RETURN TO:

Worm on File # 12121212 + Word ✓
1100 City Road Bldg.
Birmingham, Ala. 35203

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

The grantee herein expressly assumes and agrees to pay that certain mortgage executed by Joe A. Scotch to Mary L. Johnson and David L. Cross recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 353, Page 255, according to the terms and conditions of said mortgage and the indebtedness thereby secured. Said mortgage was transferred and assigned to First National Bank of Columbiana-Cahaba Valley Branch, by instrument recorded in Book 15, Page 346, in the Office of the Judge of Probate of Shelby County, Alabama. The principal balance of said mortgage is \$18,000.00.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Dr. Jay \$ 2.00
1977 JUL 25 PM 2:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rev 3.00
Ind 1.00
\$ 6.00



19770725000075980 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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