

Grantor Address:  
100 Scotch Dr.  
B'ham, Ala. 35243

This instrument was prepared by

(Name)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Six Thousand Five Hundred & NO/100 (\$46,500.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Peggy P. Scotch and Joe A. Scotch, Jr. as Co-Executors of the Estate of Joe A. Scotch, deceased Case # 23-280, Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto

Joe A. Scotch, Jr. and wife, Myrna C. Scotch

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby

County, Alabama to-wit:

Part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 19 South, Range 1 West and more particularly described as follows:

Begin at the northeast corner of the southwest quarter of southeast quarter of said section and run thence in a westerly direction along the north line of said quarter-quarter section for a distance of 1000 feet more or less to the west mean shoreline of the Scotch Lake; thence turn an angle to the left of 137° and run in a southeasterly direction for a distance of 256 feet more or less to the nose of a promontory; thence turn an angle to the left of 55° and run in an easterly to southeasterly direction along the meanderings of the shoreline of said lake for a distance of 360 feet more or less to the centerline of a drain; thence run in a north-easterly direction along the meanderings of said drain for a distance of 550 feet more or less to the east line of said southwest quarter of southeast quarter; thence run in a northerly direction along the east line of said quarter-quarter section for a distance of 40 feet more or less to the point of beginning. Said parcel contains 3.5 acres, more or less.

Also the South 400 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 19 South, Range 1 West, being 12.3 acres, more or less.

Subject to taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 31<sup>st</sup>

day of May, 19 84

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 MAY -9 AM 9:41

The Estate of Joe A. Scotch, deceased  
Case # 23-280, Shelby County, Alabama

Peggy P. Scotch (Seal)  
Co-Executor

Joe A. Scotch, Jr. (Seal)  
Co-Executor

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy P. Scotch and Joe A. Scotch, Jr. as Co-Executors of the Estate of Joe A. Scotch, deceased 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 in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_