

\$ 18,000
WSS

This instrument was prepared by:

Wayne J. Scotch, Jr.
Birmingham, Alabama

Send Tax Notice to:

✓ Wayne J. Scotch, Jr.
110 Scotch Drive, Ste 101
Birmingham, AL 35242

WARRANTY DEED



20080313000105040 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/13/2008 03:31:42PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred And NO/100 DOLLARS, and other good and valuable consideration to the undersigned grantor, **James S Clemmer, Jr and Patricia Scotch Clemmer, husband and wife, and Wayne J. Scotch, Jr and wife, Stefani Scotch**, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey to **Wayne J. Scotch, Jr. and Stefani Scotch** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

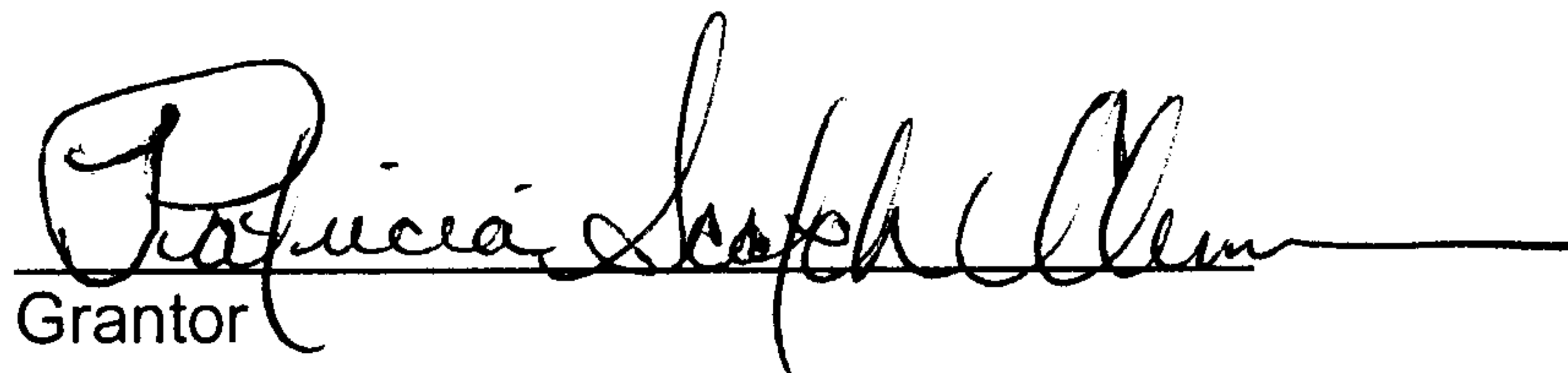
SEE THE ATTACHED "EXHIBIT 1" ALONG WITH ALL THE REVELANT EASEMENTS FOR INGRESS, EGRESS AND UTILITIES SET OUT IN SAID "EXHIBIT 1".

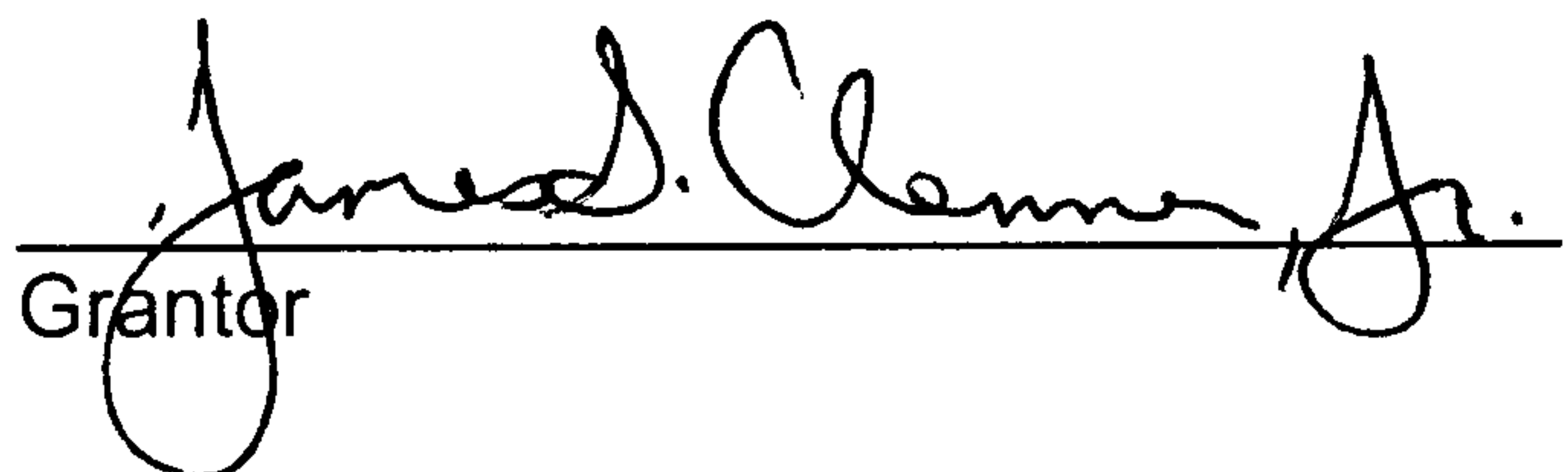
This conveyance is subject to taxes, and easements and restrictions of record.

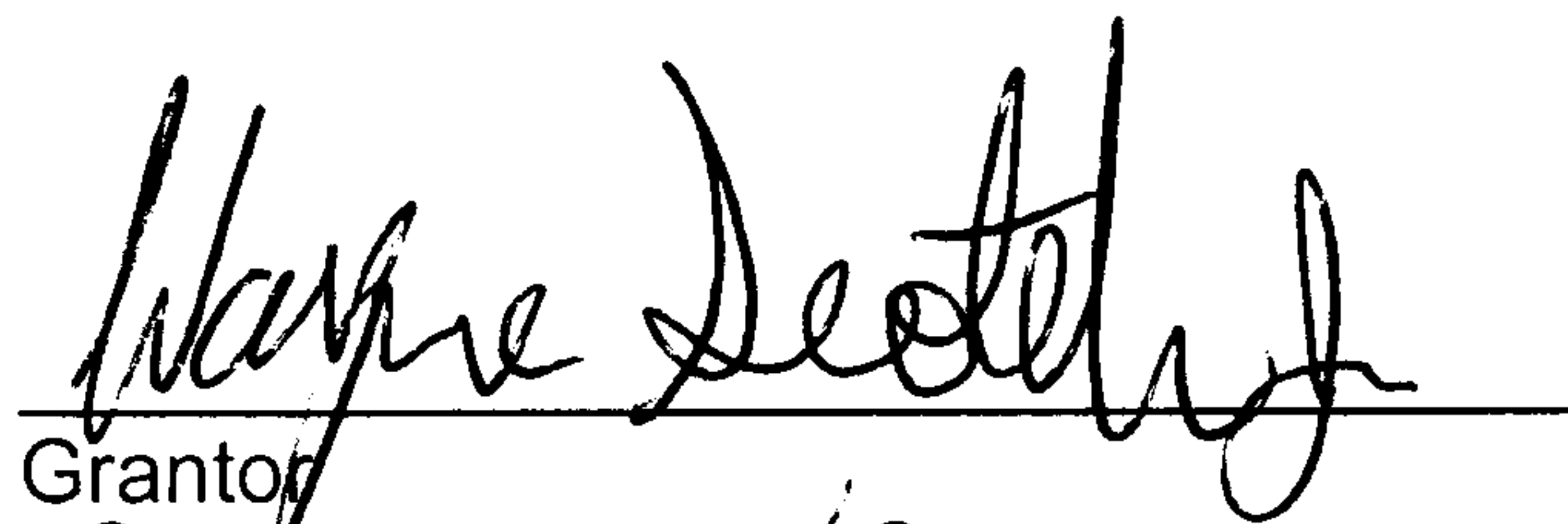
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.

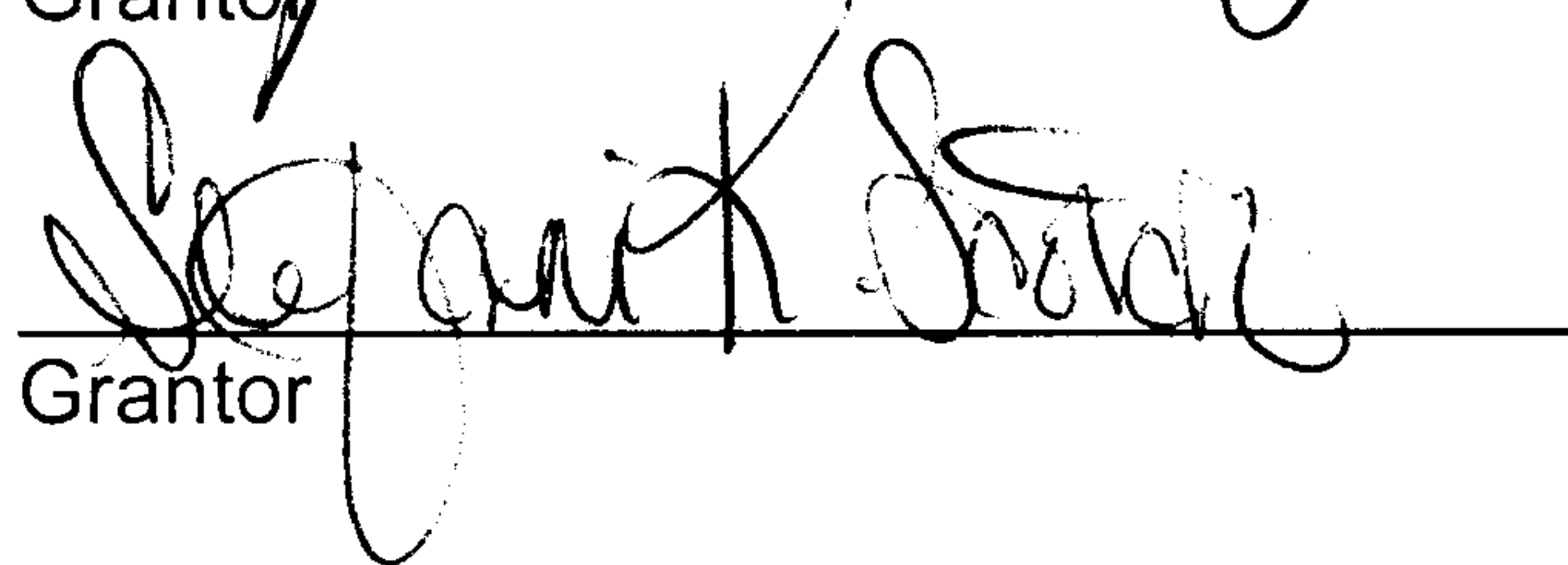
And the said GRANTOR does, for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise stated above; that it has good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set his (her) signature and seal this 12th day of March, 2008.


Grantor


Grantor


Grantor


Grantor

20080313000105040 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/13/2008 03:31:42PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that James S. Clemmer, Jr. and Patricia Scotch Clemmer, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledges before me on this day that, being informed of the contents of this conveyance, he/she/they, executed same voluntarily .

Given under my hand and official seal, this 13th day of March, 2008 .

1/29/2012
My Commission Expires

Joe A. Scotch
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Wayne J. Scotch, Jr. and Stefani Scotch, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledges before me on this day that, being informed of the contents of this conveyance, he/she/they, executed same voluntarily .

Given under my hand and official seal, this _____ day of _____, _____ .

My Commission Expires

Notary Public

EXHIBIT 1



20080313000105040 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/13/2008 03:31:42PM FILED/CERT

A Legal Description for a parcel of land lying in the Northeast Quarter of the Northeast Quarter Section 3, Township 19 South, Range 2 West located in Shelby County, Alabama more particularly described as follows:

Begin at the Southeast Corner of the Northeast Quarter of the Northeast Quarter Section 3, Township 19 South, Range 2 West; thence run North along the East line of said quarter-quarter section a distance of 391.21 feet to a point; thence turn an interior angle of $89^{\circ}59'41''$ and run to the left in a Westerly direction a distance of 144.97 feet to a point; thence turn an interior angle of $102^{\circ}43'51''$ and run to the left in a Southwesterly direction a distance of 236.37 feet to a point; thence turn an interior angle of $116^{\circ}27'46''$ and run to the left in a Southeasterly direction a distance of 254.22 feet to the point of beginning. Containing 1.26 acres more or less. Together with the following Access Easements being more particularly described as follows:

Easement "A"

Begin at the Southeast Corner of the Northeast Quarter of the Northeast Quarter Section 3, Township 19 South, Range 2 West; thence run West along the South line of said quarter-quarter section a distance of 55.76 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Northerly direction a distance of 42.04 feet to a point; thence turn an interior angle of $53^{\circ}02'03''$ and run to the right in a Southeasterly direction a distance of 69.91 feet to the point of beginning, containing 0.02 acres more or less.

Easement "B"

A Legal Description for Access Easement for Wayne Scotch from the City of Hoover lying in the Northwest Quarter of Section 2, and in the Northeast Quarter of Section 3, both in Township 19 South, Range 2 West located in Shelby County, Alabama more particularly described as follows:

Commence at the Northeast Corner of the Southwest Quarter of the Northeast Quarter Section 2, Township 19 South, Range 2 West; thence run West along the North line of said quarter-quarter section a distance of 274.99 feet to the POINT OF BEGINNING; thence deflect to left $94^{\circ}41'49''$ and run in a Southerly direction a distance of 273.77 feet to a point; thence turn an interior angle of $33^{\circ}35'21''$ and run to the right in a Northwesterly direction a distance of 68.27 feet to a point; thence turn an interior angle of $153^{\circ}44'40''$ and run to the right in a Northwesterly direction a distance of 172.39 feet to a point; thence turn an interior angle of $224^{\circ}39'49''$ and run to the left in a Northwesterly direction a distance of 38.81 feet to a point; thence turn an interior angle of $212^{\circ}45'55''$ and run to the left in a Westerly direction a distance of 1009.54 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Northerly direction a distance of 30.00 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Easterly direction a distance of 1099.58 feet along said quarter-quarter line to the point of beginning. Containing 1.01 acres more or less.

Easement "C"

A Legal Description for Access Easement for Wayne Scotch from the Inverness Home Owners Association lying in the Northwest Quarter of Section 2, Township 19 South, Range 2 West located in Shelby County, Alabama more particularly described as follows:

Commence at the Northeast Corner of the Southwest Quarter of the Northeast Quarter Section 2, Township 19 South, Range 2 West; thence run west along the North line of said quarter-quarter section a distance of 274.99 feet to a point; thence deflect to left $94^{\circ}41'49''$ and run in a Southerly direction a distance of 219.15 feet to the POINT OF BEGINNING; thence deflect to the left $34^{\circ}07'47''$ and run in a Southeasterly direction a distance of 45.47 feet to a point; thence turn an interior angle of $191^{\circ}17'48''$ and run to the left in a Southeasterly direction a distance of 46.99 feet to a point; thence turn an interior angle of $242^{\circ}17'57''$ and run to the left in a Northeasterly direction a distance of 217.91 feet to a point; thence turn an interior angle of $153^{\circ}59'30''$ and run to the right in a Southeasterly direction a distance of 317.14 feet to a point on the Southeasterly right of way of Inverness Point Drive; thence turn an interior angle to tangent $141^{\circ}49'00''$ and run to the right in a Southeasterly direction along the said right of way of a curve curving from right to left having a radius of 459.66 feet and a central angle of $6^{\circ}32'14''$ a distance of 51.44 feet to a point; thence turn an interior angle to tangent of $31^{\circ}38'50''$ and run to the right in a Northwesterly direction a distance of 353.20 feet to a point; thence turn an interior angle of $206^{\circ}00'30''$ and run to the left in a Southwesterly direction a distance of 229.30 feet to a point; thence turn an interior angle of $117^{\circ}42'03''$ and run to the right in a Northwesterly direction a distance of 671.31 feet to a point; thence turn an interior angle of $134^{\circ}34'25''$ and run to the right in a Northwesterly direction a distance of 54.62 feet to the point of beginning. Containing 0.45 acres more or less.

Shelby County, AL 03/13/2008
State of Alabama

Deed Tax: \$18.00