

CORPORATION WARRANTY
DEED

5156

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That for and in consideration of Six Thousand Five Hundred and No/100 Dollars (\$6,500.00) to the undersigned grantor, Mid South Development Corporation, a corporation organized under the laws of the State of Alabama, in hand paid by Joe A. Scotch, the receipt whereof is hereby acknowledged, the said Mid South Development Corporation does grant, bargain, sell and convey unto the said Joe A. Scotch the following described real estate, to-wit:

Parcel 1:

All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 West.

Also, all that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12, described as starting at the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run thence east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 196 feet; run thence northeastwardly and parallel with the Cahaba Valley Public Road 495 feet; run thence eastwardly and parallel with the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; run thence north along said east line 825 feet, more or less, to the northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; run thence west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 1320 feet, more or less, to the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; run thence south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 1320 feet, more or less, to the point of beginning.

Parcel 2:

Also a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 19, Range 2 West, described as follows: Commencing at the northwest corner of said forty and run south along the west line of said forty a distance of 768 feet to point of beginning of tract herein described; thence continue south along west line of said forty a distance of 57 feet to north line of Lawrence Kelley lot; thence east and parallel with north line of said forty to the west right of way line of the Cahaba Valley Paved Highway; thence in a northeasterly direction along west line of said Highway to a point which is due east of the point of beginning; thence running west and along south line of Scotch property to point of beginning.

Parcel 3:

Also the following tract of land: Begin at a point where the West right of way of the Cahaba Valley Road intersects with the South line of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 19, Range 2 West and run in a Northeasterly direction 495 feet for the point of beginning; thence run West and parallel with the South boundary line of said quarter section to a point of intersection with the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 12, Township 19, Range 2 West; thence run

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in a straight line from said point to a point on the West right of way of the Cahaba Valley Road so that the angle formed shall be 90 degrees and shall be perpendicular to the West right of way of the Cahaba Valley Road; thence run Northeasterly along said right of way to the point of beginning.

Grantor excludes from the warranties contained in this deed the following lots in Lincoln Park Subdivision as recorded in Map Book 3, page 145, in the Office of the Judge of Probate of Shelby County, Alabama, and as to said lots, the grantor remises, quit claims and conveys all right, title and interest in said hereinafter described lots, to-wit:

- Lot 2, E $\frac{1}{2}$ of 4, W $\frac{1}{2}$ of 5, Block 1;
- Lots E $\frac{1}{2}$ of 2, 7, 13, 14 and 15, in Block 2;
- Lots 1, 3, 9, 14, in Block 3;
- Lots 6, 7, 15 and 16, in Block 4;
- E $\frac{1}{2}$ of Lot 1, E $\frac{1}{2}$ of Lot 3, all of Lot 2, E $\frac{1}{2}$ of Lot 6, all of Lot 11, 15, in Block 5;
- Lots 1, 5, 7, 8, 9, 11, E $\frac{1}{2}$ of 15, in Block 6;
- Lots 1, 3, W $\frac{1}{2}$ of 11, W $\frac{1}{2}$ of 14, 16, in Block 7;
- W $\frac{1}{2}$ of Lot 7, All of Lot 8, 16, in Block 8;
- Lot 1, 5, W $\frac{1}{2}$ of 6, in Block 9;
- Lot 5, West 40 feet of Lot 9, in Block 10;
- Lot 6, 8, 16, in Block 11;
- Lot 1, 8, 10, 11, 12, in Block 12;
- Lot 1, 3, 5, 6, 7, 13, in Block 13;
- Lot 6, in Block 14;
- Lot 1, 3, 6, 10, in Block 15;
- Lot 1, 6, 10, in Block 16;
- Lots 1, 2, 3, 7, 8, 9, in Block 17; all according to Survey of Lincoln Park Subdivision in Shelby County, as recorded in Map Book 3, page 145, in the Probate Office of Shelby County, Alabama.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Joe A. Scotch, his heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said Joe A. Scotch, his heirs and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, except 1960 taxes, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and

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defend the same unto the said Joe A. Scotch, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Mid South Development Corporation has caused these presents to be executed by J. L. Cohn, its _____ President, duly authorized thereto, and attested by Lois C. Williams, its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 8th day of September, 1960.



MID SOUTH DEVELOPMENT CORPORATION
By J. L. Cohn
Its _____ President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Richard S. Riley, a Notary Public in and for said County, in said State, hereby certify that J. L. Cohn, whose name as _____ President of the Mid South Development Corporation, a corporation organized under the laws of the State of Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8th day of September, 1960.



Richard S. Riley
Notary Public

FILED 9 SEPTEMBER 1960

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STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 9 day of Sept 19 60 at 2 M. o'clock and recorded in Book 211 at page 29 on the 13 day of Sept 19 60 .
Mortgage Tax _____ Deed Tax 6.50 has been paid.
 Conrad M. Fowler