

3521

(Name) Joe A. Scotch

(Address) 2201 Highland Avenue, Birmingham, Alabama 35205

Form 1-15 Rev. 1-64

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 SIX THOUSAND AND NO/100 - - - - - DOLLARS
and the execution of a purchase money mortgage in the amount of \$4000.00

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

JAMES JACKSON ISBELL AND WIFE, ELLA ELIZABETH ISBELL

(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:

Part of the NW¹/₄ of SE¹/₄ and the NE¹/₄ of SE¹/₄ of Section 7, Township 18, Range
1 East, and being more particularly described as follows: Begin at the
Southwest corner of the NW¹/₄ of SE¹/₄ of said Section 7, thence North along the
west line of same a distance of 302.00 feet, thence 73°56'45" to the right
in a northeasterly direction a distance of 1572.30 feet; thence 64°09'15"
to the right in a southeasterly direction a distance of 448.24 feet to the
westerly right of way line of a public road, thence 74°43' to the right in a
southwesterly direction along said right of way line a distance of 85.96
feet to the point of a curve to the left having a central angle of 12°43'
a radius of 1528.3 feet, thence along the arc of said curve a distance of
357.14 feet to the south line of the NE¹/₄ of SE¹/₄ of said Section 7, thence
63°08'30" to the right of the cord of said curve and along said south line
a distance of 1604.64 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

- 1) Ad Valorem Taxes due October 1, 1970.
- 2) Easement to Alabama Power Company recorded in Volume 131, page 197; Volume 93
page 422 and Volume 142, page 268, in the Probate Office of Shelby County, Alabama.
- 3) Mineral and mining rights and rights incident thereto recorded in Volume 24,
Page 422, in said Probate Office.

***** SEE REVERSE SIDE

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 5th
day of June, 1970.

WITNESS:

(Seal)

Joe A. Scotch

(Seal)

(Seal)

Peggy P. Scotch

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

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 5th day of June, A. D., 1970.

Notary Public.

***** That certain mortgage from Joe A. Scotch to J. O. Franklin recorded in Volume 288, Page 294 in the Probate Office of Shelby County which the Grantor agrees to pay as set out in said mortgage.

72

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JUN 18 AM 7:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol M. Jones
JUDGE OF PROBATE

BOOK 282 PAGE 711

RETURN TO

Joe Scotch
2201 Highland Ave S Ste 8
TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

600
1/25
7/4/72

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.