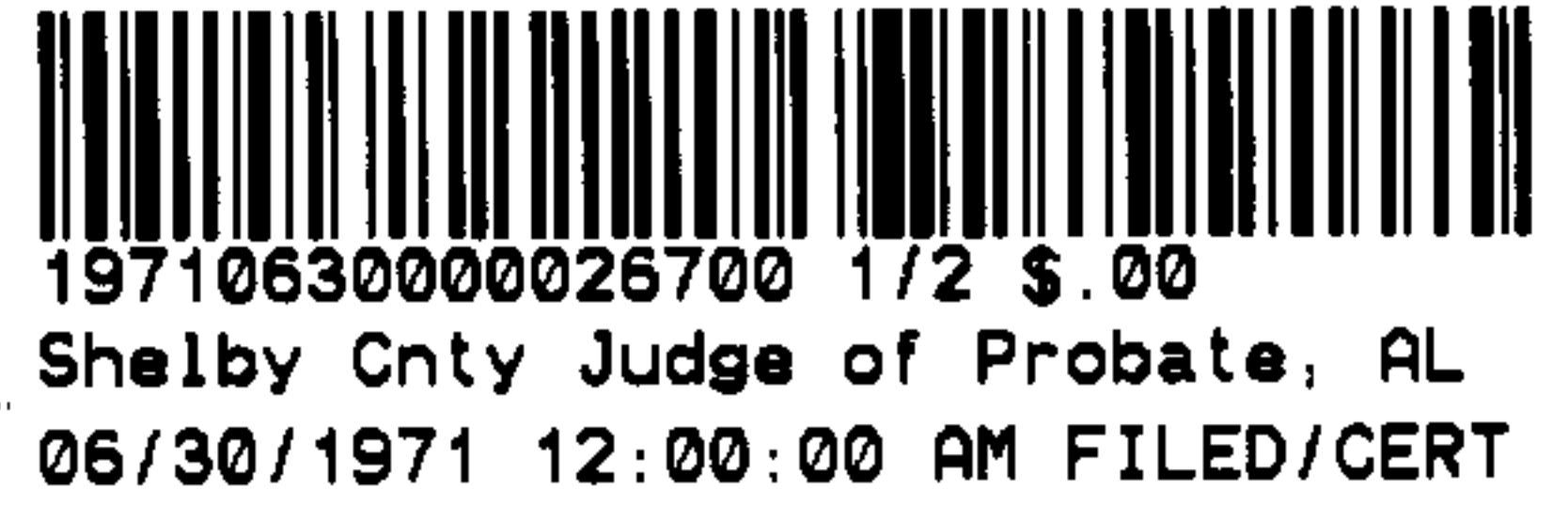


This instrument was prepared by

3775



(Name) Joe A. Scotch, Jr.
(Address) Route 13, Box 447, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS and other good and valuable consideration herein after noted

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOE A. SCOTCH, JR. AND WIFE MYRNA C. SCOTCH

(herein referred to as grantors) do grant, bargain, sell and convey unto

FRANK M. EMORY AND MARY B. EMORY

(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:

Lots 1, 2, 3, and 4 of Block 17, according to the Survey of Lincoln Park and situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama. Also the following described property: Begin at the SE corner of Lot 1, Block 17, Lincoln Park; run thence Southeasterly along the Northeasterly right of way line of Carver Street 115 feet more or less to its intersection with the Northwesterly right of way line of Cahaba Valley Road; run thence Northeasterly along the Northwesterly right of way line of Cahaba Valley Road 371 feet, more or less, to a point; which point is the intersection of the easterly projection of the North line of Lot 3, Block 17, Lincoln Park, with the Northwesterly right of way line of Cahaba Valley road; run thence Northwesterly 363 feet, more or less, to the NE corner of Lot 4, Block 17 Lincoln Park; run thence South 300 feet, more or less, to point of beginning.

SUBJECT TO:

- 1) Taxes for 1971 and subsequent years.
- 2) Transmission line permits to Alabama Power Company recorded in Deed Book 124 page 561 and Deed Book 190 page 295 and in Deed Book 234 on page 868 in Probate Office of Shelby County, Alabama.
- 3) Rights of way deeds to Shelby County shown by instruments recorded in D. Book 135 on page 42 and Deed Book 135 on page 43 in Probate Office.
- 4) Mortgage from Joe A. Scotch, Jr., and wife, Myrna C. Scotch to Birmingham Federal Savings and Loan Assn., dated 4th April 1968 and recorded in Mortgage

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 30th day of June, 1971.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Joe A. Scotch, Jr. (Seal)
Myrna C. Scotch (Seal)
_____(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

The Undersigned

hereby certify that Joe A. Scotch and wife Myrna C. Scotch a Notary Public in and for said County, in said State, 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 30th day of June, A. D., 1971.

Rebecca H. Garner
Notary Public.

BOOK PAGE 642

Book 308 page 421, securing principal sum of \$15,000.00.

The grantees herein agree to assume and pay that certain mortgage in Item #4 above, on which there is a present balance of \$14,493.23.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUN 30 PM 11:22
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Dorothy J. Smith
HUGGINS PRORATE



19710630000026700 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/30/1971 12:00:00 AM FILED/CERT

RETURN TO

1-21-16 74 Deceased C. L. L. M.

Blair 352115
TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

14,500.
1,415.
17,915

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