

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 2201 Highland Avenue, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred & No/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Joe A. Scotch and wife, Peggy P. Scotch

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joe A. Scotch, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 19 S, R 2 W Shelby County, Alabama, said point being the point of beginning of the tract of land being described; thence westward along the north line of said quarter-quarter section a distance of 333.69 feet to a point; thence 90 $^{\circ}$ 00' to the left a distance of 250.0 feet to a point thence 90 $^{\circ}$ 00' and run 267.82 feet to a point; thence 48 $^{\circ}$ 09'50" left a distance of 347.73 feet to a point on the north line of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 7, Township 19 S, Range 1 W; thence 134 $^{\circ}$ 58' left and along the north line of said quarter-quarter section 166.31 feet to the point of beginning. Containing 2.195 acres more or less.

Subject to ad valorem taxes due October 1, 1971.

Grantee herein agrees to pay his pro rata share of the street improvements, when said improvements are made.



19711004000041640 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
10/04/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 OCT -4 PM 4:45  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Consolidated  
JUDGE OF PROBATE

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

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 hands(s) and seal(s), this 10th day of June, 1971

(Seal)

Joe A. Scotch  
Joe A. Scotch  
Peggy P. Scotch  
Peggy P. Scotch

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby 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 name S 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 10th day of June, A. D., 1971

Rene M. Sumner  
Notary Public.

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