

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19720811000039940 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/11/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR 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:

Commence at the southeast corner of the SE¹/₄ of SE¹/₄ of Section 31, Township 18 South Range 1 West, and run West along the south line of said forty acres 100 feet, to the point of beginning of lot herein described, from said point of beginning run north 2° West 1115.7 feet, more or less, to the south right of way line of Florida Short Route Highway, thence along the south right of way line of said Highway north 76° 40' West 106 feet, to a point which would be 200 feet West of the East line of said forty acres, thence run south 2° East 1144.2 feet, more or less, to the south line of said forty acres, thence along said south line run east 100 feet, to the point of beginning. Situated in Shelby County, Alabama.

This conveyance subject to:

- 1) Taxes due October 1, 1972.
- 2) Right of way to Shelby County, for road recorded in Book 95, page 519, in the Probate Office of Shelby County, Alabama.
- 3) Right of way to Alabama Power Company recorded in Volume 109, page 491, in the Probate Office of Shelby County, Akabama.
- 4) Mortgage dated Sept. 24, 1962 executed by Grady Gullledge and wife, Elizabeth Gullledge to Jefferson Federal Savings & Loan Association of Birmingham, in the original amount of \$3,000.00, filed for record Sept. 26, 1962 at 8:00 A. M. and recorded in Volume 279, page 362, in the Probate Office of Shelby County, Alabama.

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 17th day of July, 1972.

BOOK 275 PAGE 658

STATE OF ALABAMA
SHELBY COUNTY
1972 AUG 11 AM 8:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JULY 17 1972

(Seal)
Joe A. Scotch
(Seal)
Peggy P. Scotch
(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 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 17 day of July, A. D., 1972.

Notary Public.