

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 5353 Highway 280 South, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19721229000063450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) - - - - - DOLLARS and love and affection,

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:

An undivided .0714 interest in and to the following:
PARCEL I.

The NW¼ of the SW¼ of Section 7, Township 19 South, Range 1 West, except that part of the North 330 feet of said forty which lies Southeast of State Highway #119, and except the portion thereof owned by Wayne J. Scotch and the portion thereof owned by Joe A. Scotch, Jr.

PARCEL II.

The South 14 acres of the NE¼ of the SE¼ of Section 12, Township 19 South, Range 2 West, less the Public Road known as State Highway #119.

Both parcels are conveyed subject to a right-of-way which is hereby reserved for a private road as now located for ingress and egress to the home of Joe A. Scotch, Sr., which is located in the SW¼ of the SW¼ of Section 7, Township 19, South, Range 1 West, which reservation is to run with the title to the land hereby conveyed and inure to the benefit of the present and future owners of the Joe A. Scotch, Sr. home.

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U.C.C. FILE NUMBER
SEC. 8-2-2 FIDELITY & SURETY CO. OF N.Y.
1972 DEC 29 PM 2:40
Shelby County, Alabama
Notary Public

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 28th day of December, 19 72.

(Seal)
(Seal)
(Seal)

Joe A. Scotch (Seal)
Peggy P. Scotch (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Irene M. Dumas, 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 28th day of December, A. D., 19 72.
Irene M. Dumas
Notary Public.