

6158

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

See Mtg 347-206
That in consideration of One Hundred Eighty Two Thousand, Five Hundred Sixty-five and No/100 (\$182,565.00) Dollars

to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Louie Reese III and Nell W. Reese as Trustees under trust instrument dated April 26, 1968, and recorded in Deed Book 263, Page 130 in the Probate Records of Shelby County, Alabama, do

grant, bargain, sell and convey unto

Joe A. Scotch, Jr., and Wayne J. Scotch

(herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of NW 1/4 and NE 1/4 of NW 1/4 of Section 13, Township 19, Range 2 West, LESS AND EXCEPT the following 2 parcels:

Part of the NE 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, more particularly described as follows: Begin at the NW corner of the NE 1/4 of the NW 1/4 of Section 13, Township 19S, Range 2W of the Huntsville Principal Meridian; thence Southerly along the West line of said 1/4-1/4 Section 669.14' to a point; thence left 87° 40' in an Easterly direction 991.87' to a point; thence left 92° 23' 30" in a Northerly direction 335.24' to the center line of a roadway; thence right 71° 11' 45" in a Northeasterly direction and along the center line of said roadway 92.29' to a point in the center line of said roadway; thence left 6° 37' 15" in a Northeasterly direction and along the center line of said roadway 268.96' to a point in the center line of said roadway and intersecting the East line of said 1/4-1/4 Section; thence left 64° 36' in a Northerly direction and along said East line of said 1/4-1/4 Section 174.78' to the NE corner of said 1/4-1/4 Section; thence left 87° 34' in a Westerly direction along the North line of said 1/4-1/4 Section 1321.70' to the point of beginning, said point being the NW corner of said 1/4-1/4 Section.

Part of the N 1/2 of the NE 1/4 of the NW 1/4, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northeast corner of said NE 1/4 of the NW 1/4 run South along the East line of said 1/4-1/4 Section for a distance of 174.78 feet to the point of beginning; thence continue South along the same course for a distance of 494.25 feet; thence turn an angle to the right of 92 degrees 25 minutes and run Westerly for a distance of 330.78 feet; thence turn an angle to the right of 87 degrees 36 minutes 30 seconds and run Northerly for a distance of 335.24 feet to the center line of roadway; thence turn an angle to the right of 71 degrees 11 minutes 45 seconds and run Northeasterly along the center line of said roadway for a distance of 92.29 feet; thence turn an angle to the left of 6 degrees 37 minutes 15 seconds and run Northeasterly along the center line of said roadway to the point of beginning;

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containing 3.113 acres, more or less.

This conveyance is made subject to the following exceptions:

1. Taxes due and payable October 1, 1975.
2. Mineral and mining rights reserved in deed from Alabama State Land Company to H. F. Debardeleben dated June 7, 1906, and recorded in Deed Book 42, Page 246, in the Office of the Judge of Probate of Shelby County, Alabama,
3. Dedication of public road right of way as shown of record in the Probate Office of Shelby County, Alabama, in Deed Book 290, Page 869.

\$129,565.00 of the purchase price cited above was paid by the execution of a purchase money mortgage closed simultaneously herewith. TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our successors covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors 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 and seals, this 3rd day of June, 1975.

Nell W. Reese as Trustee (Seal)
Nell W. Reese as Trustee under trust instrument dated April 26, 1968, and recorded in Deed Book 263, Page 130, in the Probate Office of Shelby County, Alabama.

Louie Reese III as Trustee (Seal)
Louie Reese III as Trustee under trust instrument dated April 26, 1968, and recorded in Deed Book 263, Page 130, in the Probate Office of Shelby County, Alabama.

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STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louie Reese III and Nell W. Reese, whose names as Trustees under trust instrument dated April 26, 1968, and recorded in Deed Book 263, Page 130, in the Probate Records of Shelby County, Alabama, 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 in their capacities as such trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 1975.

Clarence H. Parker
Notary Public

