

(Name) Joe A. Scotch, Jr.

(Address) 5353 Highway 280 South, Birmingham, Alabama 35243

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 Twenty-Seven Thousand Five Hundred & No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe A. Scotch, Jr., & wife Myrna C. Scotch & Wayne J. Scotch and wife Martha B. Scotch (herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry V. Downing and wife, Sara T. Downing

(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:

A parcel of land located in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 19 S, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 335.28 feet to the point of beginning; thence continue along the last described course a distance of 330.02 feet; thence 87 deg. 5' 20" right, in a Northerly direction a distance of 669.25 feet; thence 92 deg. 52' 2" right in an Easterly direction a distance of 330 feet; thence 87 deg. 7' 58" right, in a Southerly direction 669.51 feet to the point of beginning.

This conveyance is subject to:

19760730000071600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/30/1976 12:00:00AM FILED/CERT

1. Taxes for 1976 and subsequent years.
2. Minerals and mining rights reserved in deed from Alabama State Land Company to E. F. DeBardlebon, dated June 7, 1906, and recorded in Deed Book 42, Page 246 in Probate Office of Shelby County, Alabama, viz: "Reserving all coal, iron ore and other minerals and usual mining rights and privileges."
3. Subject to dedication of public road right of way as shown on record in Probate Office of Shelby County, Alabama, in Deed Book 290, Page 869.

(CONTINUED ON 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 24th day of July, 1976.

WITNESS:

Joe A. Scotch, Jr. (Seal)

Myrna C. Scotch (Seal)

(Seal)

Wayne J. Scotch (Seal)

Martha B. Scotch (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, Jr., & wife Myrna C. Scotch, & Wayne J. Scotch & wife Martha B. Scotch 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 24th day of July, A. D., 1976

Angela H. Carpenter

Notary Public.

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The following restrictions shall run with this land:

1. Only single family dwellings shall be constructed on said property, and no residence shall be constructed that is less than 2,000 square feet of heated living space; and no residence or out building shall be constructed closer than 50 feet from any boundary line.
2. This property cannot be subdivided into parcels of less than one (1) acre in dimension.
3. No mobile homes shall be allowed or placed on above property.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 30 AM 11:46
Deed July 27th
Conrad M. Fowler
JUDGE OF PROBATE



197607300000071600 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/30/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 127

RETURN TO

Jerry Downing
3125 Dolley Rd. Drive
Birmingham, AL 35242
TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

27⁵⁰
4⁰⁰
1⁰⁰
32⁵⁰

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