

THIS INSTRUMENT PREPARED

7638

NAME: Stuart Leach, Attorney at Law

ADDRESS: 331 Frank Nelson Building, Birmingham, Alabama, 35203

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in considertaion of One and 00/100 DOLLARS and the exchange of certain real estate conveyed by the grantees herein to the grantors to the undersigned grantors, Joe A. Scotch and wife, Peggy P. Scotch, in hand paid by Joe A. Scotch, Jr. and Wayne J. Scotch as Trustees under that certain deed of trust recorded in Volume 277, Page 842, at the Courthouse in Columbiana, Shelby County, Alabama, for the use and benefit of Shellie Jo Scotch, a minor, with the powers and duties as set out in the aforementioned deed of trust, the receipt whereof is acknowledged, the said Joe A. Scotch and wife, Peggy P. Scotch, do grant, bargain, sell and convey unto the said Joe A. Scotch, Jr. and Wayne J. Scotch as Trustees under that certain deed of trust recorded in Volume 277, Page 842, at the Courthouse in Columbiana, Shelby County, Alabama, for the use and benefit of Shellie Jo Scotch, a minor, with the powers and duties as set out in the aforementioned deed of trust the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided .7858 interest in and to the following:

The NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 12, Township 19 South,  
Range 2 West.

TO HAVE AND TO HOLD, To the said Joe A. Scotch, Jr. and Wayne J. Scotch as Trustees, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Joe A. Scotch, Jr. and Wayne J. Scotch as Trustees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Joe A. Scotch, Jr. and Wayne J. Scotch as Trustees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal this 9th



19760812000076280 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/12/1976 12:00:00AM FILED/CERT

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day of August, 1976.

WITNESSES

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Joe A. Scotch  
Joe A. Scotch  
Peggy P. Scotch  
Peggy P. Scotch  
\_\_\_\_\_  
\_\_\_\_\_

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, Angela H. Carpenter, 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 9<sup>th</sup> day of August, 1976.

Angela H. Carpenter  
Notary Public

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19760812000076280 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/12/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 AUG 12 PM 1:49  
Deed Vol. 50  
Concealment  
JUDGE OF PROBATE