

This instrument was prepared by

(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. and wife Myrna C. Scotch and Wayne J. Scotch and wife
Martha B. Scotch
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry D. Gaut and wife, Diane Gaut

(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 direc-
tion along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 665.30 feet
to the point of beginning; thence continue along last described course
330.01 feet; thence 87 deg. 5' 20" right in a Northerly direction a dis-
tance of 669.00 feet; thence 92 deg. 52' 2" right in an Easterly direc-
tion a distance of 330 feet; thence 87 deg. 7' 58" right, in a Southerly
direction 669.25 feet to the point of beginning.

This conveyance is subject to:

1. Taxes for 1976 and subsequent years.
2. Minerals and mining rights reserved in deed from Alabama State
Land Company to E. F. DeBardeleben, dated June 7, 1906, and re-
corded 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)
Myrna C. Scotch (Seal)

Wayne J. Scotch (Seal)
Martha B. Scotch (Seal)
Martha B. Scotch (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

19770317000024180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/17/1977 12:00:00AM FILED/CERT

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
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 24th day of July, A. D., 1976

Jerry D. Gaut
2649 So. Bury Circle

Angela H. Carpenter
Notary Public.

4. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
5. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

Sixty-Five Hundred Dollars of the above consideration was paid by mortgage simultaneously herewith.

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 ALABAMA
COUNTY OF SHELBY
JUDGE OF PROBATE

1977 MAR 17 PM 12:42

Thomas J. ...
JUDGE OF PROBATE

Rec	4.00
Deeds fee	1.00
Deeds Tax	27.50



197703170000024180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/17/1977 12:00:00AM FILED/CERT

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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