

This instrument was prepared by

(Name) A. Eric Johnston, Attorney 9897

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of One and other good and valuable consideration

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged.

Joe A. Scotch and wife, Peggy P. Scotch

(herein referred to as grantors) do grant, bargain, sell and convey unto Frank A. Johnston and wife, Bobbie H. Johnston

(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 situated in the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 19, Range 2 West, Shelby County, Alabama, more particularly described as follows: COMMENCE at the Northeast corner of Lot 6, Block 17 according to the survey of LINCOLN PARK, a subdivision in Shelby County, Alabama; thence run Easterly along the projected North line of said Lot 6 for 46.47 feet to the point of beginning of herein described parcel; thence turn 14°25'30" right and run Southeasterly 476.36 feet to a point on the centerline of Cahaba Valley Road; thence 117° 10' right and run Southwesterly along the centerline of said road for 179.84 feet; thence 62°50' right and run Northwesterly for 374.53 feet to a point on the projected South line of Lot 5 of said Lincoln Park survey; said point being 19.22 feet East of the Southeast corner of said Lot 5; thence 82°58'30" right and run Northeasterly 161.21 feet to the point of beginning. Said parcel contains 60,377.62 Square Feet or 1.397 Acres, more or less, not including that portion which lies within the Right-of Way of Cahaba Valley Road.

A parcel of land consisting of Lots 5 and 6, Block 17 according to the survey of LINCOLN PARK, a subdivision in Shelby County, Alabama being situated in the South 1/2 of Section 12, Township 19, Range 2 West; ALSO, the following described acreage lying East of and adjacent to said Lots 5 and 6: BEGIN at the Northeast corner of Lot 6 according to said survey; thence run Easterly along the projected North line of said Lot 6 for 46.47 feet; thence 97°24' right and run Southwesterly 161.21 feet to a point on the projected South line of Lot 5 of said survey; thence 82°36' right and run Westerly along said projected lot line for 19.22 feet to the Southeast corner of said Lot 5; thence 87°40'30" right and run Northerly along the East line of said Lots 5 and 6 for 160.0 feet to the point of beginning. Said parcel contains 30,830.13 Sq. Ft. or 0.707 Acres, more or less.

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 5th day of May, 19 77.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Rec. Jan 14 00

1977 JUN 17 AM 10:28

(Seal)

Rec. 150

Ind. 150

(Seal)

Thomas A. Snowden, Jr.

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

General Acknowledgment

COUNTY

I, the undersigned, 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 5th day of May, A. D. 19 77



19770617000060600 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/17/1977 12:00:00AM FILED/CERT

Angela H. Cunningham

Notary Public.