

This instrument was prepared by
(Name) W. L. Longshore, Jr.

10315

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand Dollars (\$4,000.00) and the execution of a purchase money mortgage in the amount of \$37,335.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe A. Scotch and wife, Peggy P. Scotch

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William E. Poole and Thomas F. Leopard

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19, Range 2 West, being more particularly described as follows:
Begin at the Northwest corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Easterly along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, 900.64 feet to point on center line of Cahaba Valley Road; thence turn 131 degrees 35 minutes 30 seconds right and run Southwesterly along center line of said Road for 572.82 feet; thence turn 62 degrees 50 minutes right and run Northwesterly 476.36 feet; thence turn 14 degrees 25 minutes 30 seconds left and run Westerly 46.47 feet to point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$, also being Southeast corner of Lot 7, Block 17, Lincoln Park, thence run Northerly along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and Easterly line of Lots 7, 8, 9, 10, Lincoln Park for 310 feet to point of beginning. Situated in Shelby County, Alabama.
Also Lot 10, Block 17, according to the Survey of Lincoln Park as recorded in Map Book 3, page 145, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Right of way to Alabama Power Company recorded in Volume 124, Page 561 in the Probate Office of Shelby County, Alabama.
2. Right of way to Shelby County, Alabama recorded in Volume 135, Page 42 and Volume 135, Page 43 in said Probate Office.



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Shelby Cnty Judge of Probate, AL
06/28/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 16th day of June, 19 77.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT

1977 JUN 28 AM 10:35

W. L. Longshore, Jr.

Joe A. Scotch

Peggy P. Scotch

W. L. Longshore, Jr.

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Peggy P. Scotch

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Joe A. Scotch

Peggy P. Scotch

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, W. L. Longshore, Jr., 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 16th day of June, A. D., 19 77

W. L. Longshore, Jr.

Notary Public.