

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, 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 & Wayne J. Scotch & wife

Martha B. Scotch

(herein referred to as grantors) do grant, bargain, sell and convey unto

Herbert L. Rader & wife Marcia H. Rader

(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 Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin 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, thence 87 degrees 05 minutes 20 seconds right, in a Northerly direction, a distance of 669.51 feet, thence 92 degrees, 52 minutes. 02 seconds right, in an Easterly direction a distance of 331.13 feet, thence 86 degrees 46 minutes 45 seconds right, in a Southerly direction, along the Easterly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 669.99 feet to the Point of Beginning.

This Conveyance is subject to:

1. Taxes for 1977 and subsequent years.
2. Minerals and mining rights reserved in deed from Alabama State Land Company to E. F. DeBardlebon, dated June 07, 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

(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 14th day of January, 1977.

WITNESS:

Joe A. Scotch, Jr.

(Seal)

Myrna C. Scotch

(Seal)

Wayne J. Scotch

(Seal)

Martha B. Scotch

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

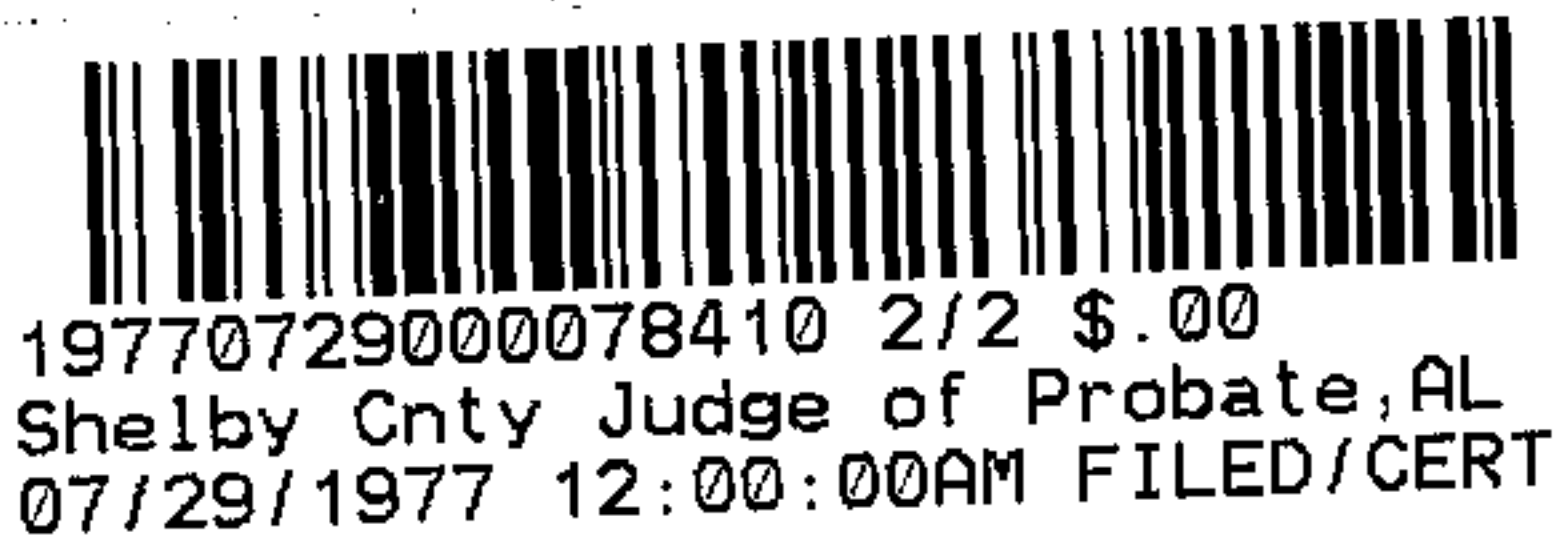
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Scotch, Jr. and wife, Myrna C. Scotch and Wayne J. Scotch and wife, Martha B. Scotch, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 day of A. D., 19

19770729000078410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/29/1977 12:00:00AM FILED/CERT

Notary Public.

My Commission Expires May 11, 1980



290, Page 869.

(\$22,500.00 of the above consideration was paid by a purchase money mortgage executed 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.

BOOK 306 PAGE 901

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1977 JUL 29 PM 1:48

Thomas A. Linder, Jr.
JUDGE OF PROBATE

Deed 27.50

Rec. 4.00

Ind. 1.00
32.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21st STREET

BIRMINGHAM, ALABAMA 35203