

This instrument prepared by

(Name) Joe A. Scotch, Jr.

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

6380

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand Seven Hundred Fifteen and no/100 (\$260,715.00) Dollars

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

Scotch Building & Dev. Co., Inc.

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

DESCRIPTION (See Exhibit A Attached)

This conveyance is subject to:

Taxes due in the year 1978 which are a lien but not due and payable until October 1, 1978.

Mineral and mining rights incident thereto recorded in Volume 81 page 171 in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company recorded in Vol. 271 page 546; Vol. 124, pg. 561; Vol. 166 page 169; and Vol. 129 page 449, in said Probate Office.

Right of way to Shelby County, recorded in Vol. 135 page 42, and Vol. 135 page 43, in said Probate Office.



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Shelby Cnty Judge of Probate, AL
01/11/1978 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 GRANTEE, 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 GRANTEE, 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 30th day of December, 1977.

(Seal)

(Seal)

(Seal)

Joe A. Scotch
Joe A. Scotch

Peggy P. Scotch
Peggy P. Scotch

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 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 30th day of December, A. D. 1977

Angela H. Carpenter
Notary Public

13 J N B

EXHIBIT "A"

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 12. Township 19 South, Range 2 West, the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 7, thence in an easterly direction, along the North line of said 1/4 - 1/4 Section, a distance of 990.56 feet, thence 90 degrees right in a Southerly direction, a distance of 310.0 feet, thence 90 degrees left, in an Easterly direction, a distance of 214.10 feet, thence 131 degrees 50 minutes 10 seconds right, in a Southwesterly direction, a distance of 1089.40 feet, thence 90 degrees left, in a Southeasterly direction, a distance of 450.0 feet, to the Northwesterly Right of Way Line of Shelby County Highway 119, thence 90 degrees right, in a Southwesterly direction, along said Right of Way, a distance of 100.0 feet, thence 90 degrees right, in a Northwesterly direction a distance of 450.0 feet, thence 90 degrees left, in a Southwesterly direction, a distance of 186.69 feet to the South line of said Northwest 1/4 of the Southwest 1/4 of said Section 7, thence 48 degrees 21 minutes 40 seconds right, along said South line of said 1/4 - 1/4 Section, a distance of 242.87 feet to the Southwest Corner of said 1/4 - 1/4 Section, thence 87 degrees 55 minutes right, in a Northwesterly direction, along the West line of said 1/4 - 1/4 Section, a distance of 208.80 feet, thence 87 degrees 55 minutes left, in a Westerly direction a distance of 208.80 feet, thence 92 degrees 05 minutes left, in a Southerly direction a distance of 208.80 feet, to the South line of said Northeast 1/4 of the Southeast 1/4 of said Section 12, thence 92 degrees 05 minutes right, in a Westerly direction, along said South line, a distance of 918.84 feet, thence 129 degrees 33 minutes 10 seconds, right, in a Northeasterly direction, a distance of 377.37 feet, thence 16 degrees, 45 minutes left, in a Northeasterly direction, a distance of 116.0 feet, thence 20 degrees 25 minutes right in a Northeasterly direction, a distance of 250.0 feet, thence 25 degrees 20 minutes right, in a Northeasterly direction, a distance of 225.0 feet, thence 34 degrees 55 minutes left, in a Northeasterly direction, a distance of 435.0 feet thence 7 degrees 40 minutes left, in a Northeasterly direction, a distance of 185.0 feet thence 6 degrees 30 minutes right in a Northeasterly direction, a distance of 170.0 feet to the Point of Beginning.

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

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

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JUDGE OF PROBATE

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BOOK 309 PAGE 899