

shelly  
137  
This instrument was 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



19780621000078430 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/21/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Twenty & no/100 -----Dollars

and the execution of mortgages in the amount of \$33,500.00

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 Peggy P. Scotch, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

P. Lauren Barrett, Deborah B. Barrett and R. Jack Burch, Jr.

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

BOOK 313 PAGE 51  
A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section, thence in an Easterly direction, along the South line of said 1/4 - 1/4 Section, a distance of 242.84 feet to the Point of Beginning, thence continue along last described course a distance of 602.15 feet to the Northwesterly Right-of-Way Line of Alabama Highway 119, thence 48 degrees 21 minutes 35 seconds left, in a Northeasterly direction, along said Right-of-Way Line, a distance of 86.58 feet, thence 90 degrees left, in a Northwesterly direction, a distance of 450.0 feet, thence 90 degrees left, in a Southwesterly direction, a distance of 486.68 feet to the Point of Beginning.

Said parcel contains 2.96 acres.

Subject to taxes and easements and restrictions of record.

The within described property is restricted to use for single family dwellings of no less than 2,000 square feet of heated living area.

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 1st day of May, 1978.

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

(Seal)  
1978 JUN 21 AM 9 03

(Seal)  
JUDGE OF PROBATE  
(Seal)

(Seal)  
Joe A. Scotch  
(Seal)  
Peggy P. Scotch  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

Deed 2.50  
Reg. 2.00  
Ind. 1.00  
3.50

General Acknowledgment

I, the undersigned

hereby certify that Joe A. Scotch and 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 1st day of May, A. D., 1978

Land Title

Joe A. Scotch Jr.  
Notary Public.