

This instrument prepared by

(Name)

861

(Address)



19810227000022490 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/27/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and NO/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kathy Jean McAuley and husband, Desmond McAuley

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

Scotch Building & Development Co., Inc.

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

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 12, Township 19, Range 2 West, said corner also being the NE corner of Lot 10, Block 17, according to the survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run Easterly along the North line of said 1/4-1/4 Section for a distance of 472.17 feet to the point of beginning of the tract of land hereinafter described, said point being the Northwestern corner of a tract of land owned by the Grantors herein; from said point of beginning continue Eastwardly along said section line a distance of 374.96 feet to the Northwestern right of way line of Cahaba Valley Road; thence turn to the right 131°35'30" and go in a Southwesterly direction along the Northwestern line of Cahaba Valley Road a distance of 133.71 feet; thence turn right an angle of 48°24'30" and run Westerly a distance of 286.20 feet; thence turn 90° to the right and run a distance of 100 feet to the point of beginning.

Subject to:

1. 1981 Taxes.
2. Restrictions and easements of record.

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 26th day of February, 1981.

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

1981 FEB 27 AM 8:59

Deed tax - 17.50
1.50
15.00

Kathy Jean McAuley

Kathy Jean McAuley

Desmond McAuley

Desmond McAuley

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy Jean McAuley and husband, Desmond McAuley, 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 26th day of February, 1981.

Cynthia L. Evers
Notary Public

Scotch Building & Development Co., Inc.
100 South...