

This instrument was prepared by
(Name) Joe A. Scotch, Jr. 1251
(Address) 100 Scotch Drive, Birmingham, Alabama 35243

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Hundred and NO/100-----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, Jr. and wife, Myrna C. Scotch, and
Wayne J. Scotch and wife, Martha B. Scotch

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

✓ Virgil M. Sims, and wife, Susan Marie Sims

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

PARCEL I: Begin at the Southeast corner of the SW ¼ of the NW ¼ of Sec. 13, Tp. 19 S, R 2 W, Shelby County; run thence North along the East line of said ¼ Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; thence turn an angle to the left and run in a Southwesterly direction along the Southeast property lines of Lots 2, 3, 4 & 5, Wagon Trace Subdivision to the South line of said ¼ Section; thence turn an angle to the left and run in an Easterly direction along the South line of the said ¼ Section to the point of beginning.

PARCEL II: Begin at the Southeast corner of the SW ¼ of the NW ¼ of Sec. 13, Tp. 19 S, R2 W, Shelby County, Alabama; run thence North along the East line of said ¼ Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; run thence East along the South line of Lot 1, Wagon Trace Subdivision 47 feet to the point of beginning of the Parcel herein described. The aforementioned South property line of Lot 1, Wagon Trace is a common boundary with the North property line of the property of Virgil M. Sims and Susan Marie Sims as recorded in Deed Book 234, Page 162, in Shelby County, Alabama. Run thence in an Easterly direction along the North line of the Sims Property to the westerly right of way line of Alabama Highway 119; (Continued on Back)

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 12th day of November, 1982.

Joe A. Scotch, Jr. (Seal)

Wayne J. Scotch (Seal)

Myrna C. Scotch (Seal)

Martha B. Scotch (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. & wife, Myrna C. Scotch & Wayne J. Scotch & wife, Martha B. Scotch whose names are signed to the foregoing conveyance, and who all 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 12th day of November

5840 Cahaba Valley Rd

LEGAL DESCRIPTION CONTINUED

turn an angle to the left and run in a Northeasterly direction along the Westerly right of way line of State Highway 119 to the South right of way line of Surrey Lane; thence turn an angle to the left and run along the meandering South right of way line of Surrey Lane to the Northeast corner of Lot 1, Wagon Trace Subdivision; turn an angle to the left and run South along the East property line of Lot 1, Wagon Trace to the Southeast corner of Lot 1, Wagon Trace, said corner being the point of beginning.

This conveyance is subject taxes due in 1982 and subsequent years and easements and restrictions of record.

FILED IN PUBLIC RECORDS
I CERTIFY THIS
DOCUMENT WAS FILED

1982 NOV 12 PM 1:29

Thomas A. Shuman, Jr.
JUDGE OF PROBATE

Deed TAX 2.50
Rec 4.00
Total 1.00
1.50

RETURN TO:

BOOK 343 PAGE 591

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$