

This instrument was prepared by

(Name) Wayne J. Scotch

(Address) 6233 Cahaba Valley Road, 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 Ten Thousand Dollars (\$10,000.00) 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,

Wayne J. Scotch and wife, Martha B. Scotch

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

Thomas E. Bradford, Jr.

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

DESCRIPTION: A parcel of land situated in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 7, Township 19 South, Range 1 West, and in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 19 South, Range 2 West, in Shelby County, Alabama, particularly described as follows: Commence at the NW Corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 7 and run thence easterly along the north line thereof for a distance of 166.31 feet to the point of beginning of the property herein described; thence continue easterly along the north line of last said  $\frac{1}{4}$  section for a distance of 31.60 feet; thence turn 44° 58' right and run southeasterly for a distance of 427.64 feet to a point on the northwesterly right-of-way line of Cahaba Valley Road; thence turn 90° 00' right and run southwesterly along said right-of-way line for a distance of 300.0 feet; thence turn 90° 00' right and run northwesterly for a distance of 310.27 feet to the P.C. (point of curve) of a curve to the left having a radius of 160.81 feet; thence run northwesterly along the arc of said curve for a distance of 160.81 feet to the P.T. (point of tangent) of said curve; thence run westerly, on a course that is tangent to said curve at said P.T., for a distance of 43.57 feet; thence turn 131° 50' 10" right and run northeasterly for a distance of 347.73 feet to the point of beginning.

As a part of the consideration above the grantee herein agree to assume and pay that certain mortgage executed by Wayne J. Scotch and Martha B. Scotch to The First National Bank Of Birmingham, as trustee, recorded in Volume 312, Page 834 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to ad valorem taxes due October 1, 1982, and easements and restrictions 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 1st day of September, 19 82.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1982 DEC -2 AM 8:31

Seal tax \$40.00  
1.50  
1.00  
92.50

Wayne J. Scotch  
Martha B. Scotch

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, Shelby State, hereby certify that Wayne J. Scotch and wife, Martha B. 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 September, 19 82.

Michael E. Hill  
Notary Public