

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

1285

(Address) 100 Scotch Drive, B'ham, Ala. 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 eight hundred & no/100 (\$10,800.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Peggy P. Scotch and Joe A. Scotch, Jr. as Co-Executors of the Estate of Joe A. Scotch, deceased.

(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:

A description of a parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 12, Township 19, South Range 2 West, Shelby County, Alabama and more particularly described as follows: Beginning at the intersection of the Northeasterly right-of-way line of Broken Bow Drive and the Northwesterly right-of-way of Alabama Highway 119, run thence Northwesterly along the Northeasterly right-of-way line of Broken Bow Drive a distance of 448 feet, more or less, to the Southeasterly line of Lot 1, Block 1, Broken Bow Subdivision as recorded in Map Book 7, Page 145, Probate Office of Shelby County, Alabama; turn an angle to the right and run Northeasterly along the Southeasterly line of Lots 1 and 2, Block 1, Broken Bow a distance of 150 feet, more or less, to a point; thence turn an angle to the right and run Southeasterly and parallel to the Northeasterly right-of-way line of Broken Bow Drive a distance of 448 feet, more or less, to the Northwesterly right-of-way line of Alabama Highway 119; thence turn an angle to the right and run Southwesterly along the Northwesterly right-of-way line of Alabama Highway 119 a distance of 150 feet, more or less to the point of beginning.

A purchase money Mortgage for part of the above consideration, was executed simultaneously herewith.

This conveyance is subject to taxes, 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 20th day of October, 1983

STATE OF ALA. SHELBY CO.

(Seal)

I CERTIFY THIS

See Not. 438

(Seal)

1983 OCT 26 PM 2:13

(Seal)

Notary Public, J. L. L. L.

STATE OF ALABAMA

Shelby COUNTY

Peggy P. Scotch

Peggy P. Scotch, Executor

(Seal)

(Seal)

Joe A. Scotch, Jr.

Joe A. Scotch, Jr. Executor

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy P. Scotch and Joe A. Scotch, Jr. as co-executors of the Estate of Joe A. Scotch, deceased, whose name is are signed to the foregoing conveyance, and who are known to me, acknowledge 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 20th day of October, A. D. 1983

Notary Public