

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 100 Scotch Drive, Birmingham, Ala. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Five Thousand One Hundred Fifteen & 60/100
(\$125,115.60) Dollars and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe A. Scotch, Jr. and Myrna C. Scotch, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Terry L. Dougherty and wife, Patricia Ann Dougherty
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

LEGAL DESCRIPTION ON REVERSE SIDE

The Grantees herein, as additional consideration above, agree to assume and pay that certain mortgage on the within described property, recorded in Vol. 330, Page 355 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to advalorem taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 22nd
day of October, 1984.

WITNESS:

(Seal)

(Seal)

(Seal)

Joe A. Scotch, Jr. (Seal)
Joe A. Scotch, Jr.

Myrna C. Scotch (Seal)
Myrna C. Scotch

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. and wife, Myrna C. 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 22nd day of October, A. D. 1984.

Form 31-A

MICHAEL J. ROMEO
ATTORNEY AT LAW
800 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203

My commission expires
Notary Public
1986

LEGAL DESCRIPTION:

A parcel of land situated in the Northeast Quarter of the Southeast quarter of Section 12, Township 19 South, Range 2 West, and in the Northwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast Corner of said NE 1/4 of the SE 1/4 of Section 12, Tp. 19 S., R 2 W., thence run West along the North line thereof for a distance of 498.97 feet to the NE corner of Lot 8, Block 1, Broken Bow subdivision as recorded in Map Book 7, Page 145 in the Probate Office of Shelby County; thence turn an angle to the left of 104 deg. 58'09" and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 138.62 feet (measured 138.65 feet); thence turn an angle to the left of 28 deg. 19'29" (measured 28 deg. 19'30") and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 188.45 feet (measured 188.38 feet); thence turn an angle to the left of 24 deg. 16'04" (measured 24 deg. 14'14") and run in a Southeasterly direction for a distance of 183 feet (measured 182.84 feet); thence turn an angle to the right of 18 deg. 26'04" (measured 18 deg. 25'30") and run in a Southeasterly direction for a distance of 309 feet (measured 308.93 feet); thence turn an angle to the right of 28 deg. 06'23" and run in a Southeasterly direction for a distance of 140.68 feet; thence turn an angle to the left of 27 deg. 30'16" and run in a Southeasterly direction for a distance of 31.04 feet to the Northwest right-of-way line of Cahaba Valley Road; thence turn an angle to the left of 90 deg. (measured 89 deg. 58') and run in a Northeasterly direction along said right-of-way line for 233.37 feet (measured 233.21 feet); thence turn an angle to the left of 90 deg. (measured 89 deg. 47'22") and run in a Northwesternly direction for a distance of 310.27 feet (measured 310.52 feet); to the beginning of a curve to the left having a central angle of 21 deg. 55'32" and a radius of 130.67 feet; thence run in a Northwesternly direction along the arc of said curve for a distance of 50.0 feet; thence turn an angle to the left from tangent, of 68 deg. 31'44" and run in a Southwesterly direction for a distance of 33.06 feet; thence turn an angle to the right of 88 deg. 57' and run in a Northwesternly direction for a distance of 50.50 feet; thence turn an angle to the left of 40 deg. 17' and run in a Westerly direction for a distance of 54.60 feet; thence turn an angle to the right of 131 deg. 51'48" and run in a Northeasterly direction for a distance of 388.12 feet to the North boundary of the NW 1/4 of the SW 1/4 of said Section 7, Tp. 19 S., R 1 W; thence turn an angle to the left of 134 deg. 47'56" and run in a Westerly direction along the North boundary of said 1/4-1/4 section for a distance of 166.31 feet (measured 166.42) to the point of beginning. Containing 4.99 acres, more or less.

BOOK 006 PAGE 878

177-000-000

per mch

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

1984 OCT 30 AM 9:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 125.50
Re 500
100

131.50

