

This instrument was prepared by

(Name) Joe A. Scotch, Jr. ⁶¹⁰

(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 Forty five thousand dollars (\$45,000.00)

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-Executor's 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:

See reverse side of this deed.

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

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3-2-86 3:50 PM

TO HAVE AND TO HOLD to the said grantees, 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, have hereunto set hands(s) and seal(s), this 10th day of January, 1986.

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

1986 JAN 10 AM 10:23 (Seal)

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

Peggy P. Scotch (Seal)
Peggy P. Scotch, Executor

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

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 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 10th day of January, 1986.

Notary Public

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 West, and in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 19 South, Range 1 West, more particularly described as follows:
 Begin at the Easternmost corner of Lot 4, Scotch's Addition to Broken Bow, as recorded in Map Book 8 on Page 144 in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Northwesterly direction along the Northeast Boundary of said Subdivision for a distance of 450.59 feet to the Northern most corner of Lot 1, said Subdivision, and the Southeast Boundary of Broken Bow, as recorded in Map Book 7 on Page 145 in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Northeasterly direction along said boundary for a distance of 359.40 feet; thence turn an angle to the left of 48° 08' 23" and run in a Northerly direction along said boundary for a distance of 92.01 feet; thence turn an angle to the right of 137° 11' 04" and run in a Southeasterly direction for a distance of 186.15 feet to the beginning of a curve to the right, said curve having a radius of 50 feet and a central angle of 103° 00'; thence turn an angle to the left of 121° 02' 39" to tangent and run along the arc of said curve for a distance of 89.88 feet; thence turn an angle to the left of 131° 28' 50" from tangent and run in a Northwesterly direction for a distance of 179.91 feet; thence turn an angle to the right of 149° 31' 29" and run in a Southeasterly direction for a distance of 308.93 feet; thence turn an angle to the right of 28° 06' 23" and continue in a Southeasterly direction for a distance of 140.68 feet; thence turn an angle to the left of 27° 30' 16" and continue in a Southeasterly direction for a distance of 31.04 feet to the Northwesterly right-of-way line of Alabama Highway No. 119; thence turn an angle to the right of 90° 32' 10" and run in a Southwesterly direction along said right-of-way for a distance of 527.47 feet to the point of beginning of the property herein described, containing 5.69 acres more or less.

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RECORDING FEES

Mortgage Tax	\$	
Deed Tax		48.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	54.00

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

1986 JAN 10 AM 10:23

Thomas A. Lawrence, Jr.
 JUDGE OF PROBATE

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RETURN TO:

TO

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 \$