

372

1000

This instrument was prepared by

(Name).....Joe A. Scotch, Jr.
(Address) 100 Scotch Drive., Birmingham, Ala. 35242

100 Scotch Dr
BHM 35242

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) 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, Peggy P. Scotch Bailey and Joe A. Scotch, Jr. as co-executors under the Last Will & Testament of Joe A. Scotch, Sr. Deceased, Shelby County Probate Case #23-280

(herein referred to as grantor, whether one or more), grant, bargain, sell, and convey unto an undivided 1/5 interest unto Joe A. Scotch, Jr. and an undivided 1/5 interest unto Wayne J. Scotch, and an undivided 1/5 interest unto Peggy P. Scotch Bailey and Joe A. Scotch, Jr., in trust nevertheless for the use and benefit of Shellie Jo Scotch and an undivided 1/5 interest unto Peggy P. Scotch Bailey and Joe A. Scotch, Jr., in trust nevertheless for the use and benefit of Suzanne D. Scotch, and an undivided 1/5 interest unto Peggy P. Scotch Bailey, as executor.

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

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

The trustees are taking in trust for Shellie Jo Scotch and Suzanne D. Scotch under the last will and testament and codicil of Joe A. Scotch, deceased.

BOOK 173 PAGE 982

328 JPM CT 1 M002

It is the intent of this conveyance by the Co-Executors to deed all of their right, title, and interest in and to the subject property which was owned by Joe A. Scotch, Sr., unto the grantees named herein.

Subject to: 1. Ad Valorem taxes due and payable Oct. 1, 1988
2. 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 GRANTEE, 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 GRANTEE, 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 3rd day of March, 1988

Estate of Joe A. Scotch, Sr., deceased

BY: Peggy P. Scotch Bailey
Peggy P. Scotch Bailey, Co-Executor

BY: Joe A. Scotch, Jr.
Joe A. Scotch, Jr., Co-Executor

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I the undersigned, Notary Public in and for said County, in said State, hereby certify that Peggy P. Scotch Bailey and Joe A. Scotch, Jr. in their capacity of executors 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 in their capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, A. D. 1988

Notary Public

LEGAL DESCRIPTION

The following is a legal description for the centerline of a driveway with a 60' Right-of-Way located off of Alabama Highway 119 (Cahaba Valley Road) near Briarwood Christian High School and located in Section 7, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama; thence continue South along said section-line 1014.00'; thence, 90° right, 127.60' the intersection of the centerline of Alabama Highway 119 and the centerline of said driveway being the Point of Beginning; thence 138°06'29" left, 315.28'; thence 8°44'31" right, 154.93'; thence 9°03'20" right, 374.42'; thence 110°43'58" left, 799.85'; thence 42°37'30" right, 273.27'; thence 4°28'39" right, 61.34'; thence 1°20'41" right, 936.91'; thence 42°44'38" right, 274.23'; thence 76°05'48" left, 200.12'; thence 10°00'18" right, 57.96'; thence 4°22'44" right, 65.22'; thence 18°56'50" left 39.88' to the Point of Ending.

This description describes the Point of Intersections (P.I.'s) and is not intended to describe the enclosed curve data nor to design the road layout.

BOOK 173 PAGE 983

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

88 MAR -4 AM 11:54

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 6.00
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	5.00
TOTAL	16.00

BOOK 173 PAGE 983

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 \$