

371

6000

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 $\frac{1}{2}$ interest unto Joe A. Scotch, Jr. and an undivided $\frac{1}{2}$ interest unto Wayne J. Scotch

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

Commence at the northwest corner of the northwest one-quarter of the southwest one-quarter, Section 7, Township 19 South, Range 1 West. Thence run in an easterly direction along the north line of said quarter-quarter for a distance of 197.81 feet to the point of beginning. From the point of beginning thus obtained continue in an easterly direction along the last described course for a distance of 567.00 feet to a point on the northwest right-of-way of Alabama Highway No. 119, thence turn an angle to the right of 127 degrees 01 minutes 17 seconds to the tangent of a curve to the right. Said curve having a central angle of 7 degrees 59 minutes 12 seconds and a radius of 2815.04 feet; thence run along the arc of said curve in a southwesterly direction along the northwest right-of-way of Alabama Highway No. 119 for a distance of 392.40 feet to the end of said curve, thence run along the tangent if extended to said curve in a southwesterly direction along said northwest right-of-way for a distance of 9.80 feet, thence turn an angle to the right of 89 degrees 59 minutes 37 seconds and run in a northwesterly direction for a distance of 428.18 feet to the point of beginning.

Subject to taxes, easements and restrictions of record.

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.

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.

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

88-MAR-4 AM 11:48

JUDGE OF PROBATE

Estate of Joe A. Scotch, Sr., deceased

BY: Peggy P. Scotch Bailey (Seal)
Peggy P. Scotch Bailey, Co-Executor

BY: Joe A. Scotch, Jr. (Seal)
Joe A. Scotch, Jr., Co-Executor

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a 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