

7, 50

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 1/2 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 1/2 unto Peggy P. Scotch Bailey and Joe A. Scotch, Jr. in trust nevertheless for the use and benefit of Suzanne D. Scotch.

(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.

Subject to: 1. Ad Valorem taxes due and payable Oct. 1, 1988.
2. 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 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, 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 (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 name 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

Begin at a point on the Westerly side of the Cahaba Valley Road which point is 330 feet Northeasterly from the intersection of such road with the South line of Section 12, run thence in a Westerly direction parallel with South line of Section 12 for 660 feet; thence Southwesterly along Johnson's line and parallel with the Cahaba Valley Road 330 feet to a point on the South line of Section 12, 361 feet East of the Southwest corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 12; run thence West along such line 165 feet; thence Northeasterly parallel with the Cahaba Valley Road 495 feet; thence East parallel with South Section line 165 feet; thence Southwesterly parallel with Cahaba Valley Road 66 feet; thence East and parallel with the South Section line 660 feet to West line of Cahaba Valley Road; thence Southwesterly along West side of said road 99 feet to point of beginning, except therefrom 99 feet on West side of Cahaba Valley Road and extending back of uniform width 200 feet, situated in the South half of SE $\frac{1}{4}$ of Section 12 Township 19 Range 2 West in Shelby County, Alabama.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR -4 AM 11:52

Thomas R. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 7.50
2. Mfg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	13.50

BOOK 173 PAGE 988

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 \$