

378

175,000

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 1/4 interest unto Joe A. Scotch, Jr., and an undivided 1/4 interest unto Wayne J. Scotch, and an undivided 1/4 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 1/4 interest 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.

BOOK 173 PAGE 991

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 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 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 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 3th day of March, A. D., 1988.

D. J. Dillish
My commission expires Notary Public

LEGAL DESCRIPTION

A Parcel of land situated in the Northeast 1/4 of Section 7, Township 18 South, Range 1 East, and in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northwest Corner of said Section 8 and run East along the North line of said Section for a distance of 1329.91 feet to the Northeast Corner of said NW 1/4 of NW 1/4 Section 8; thence turn right 89°47'32" and run Southerly along the East line of said 1/4-1/4 Section for 1096.53 feet to a point on the Northwesterly right-of-way line of County Road # 41; thence turn an angle of 63°50'51" to the right and run Southwesterly along said Northwesterly right-of-way line for a distance of 423.77 feet to the point of curve to the left, said curve having a radius of 1914.08 feet and a central angle of 31°09'; thence continue Southwesterly along the arc of said curve for a distance of 1040.63 feet to the end of said curve; thence continue Southwesterly along a line which is tangent to last said curve and along said Northwesterly right-of-way line for a distance of 502.42 feet to a point; thence turn an angle of 57°00'09" to the right and run in a Westerly direction for a distance of 400.00 feet to a point; thence turn an angle of 0°48' to the right and run Westerly for a distance of 40.17 feet to a point; thence turn an angle of 19°02'40" to the left and run Southwesterly for a distance of 59.87 feet to a point; thence turn an angle of 19°50' to the left and run Southwesterly for a distance of 58.0 feet to a point; thence turn an angle of 6°30'37" to the right and run Southwesterly for a distance of 58.70 feet to a point; thence turn an angle of 16°37'53" to the right and run Southwesterly for a distance of 59.16 feet to a point; thence turn an angle of 14°56'10" to the right and run in a Westerly direction for a distance of 679.23 feet to a point; thence turn an angle of 56°36' to the left and run Southwesterly for a distance of 208.67 feet to a point on the South line of the NE 1/4 of said Section 7; thence turn an angle of 57°21'10" to the right and run in a Westerly direction along said South line for a distance of 1216.48 feet to the Southwest Corner of the SW 1/4 of the NE 1/4 of said Section 7; thence turn an angle of 90°46'28" to the right and run in a Northerly direction along the West line of said NE 1/4 for a distance of 1332.80 feet to the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 7; thence turn an angle of 43°46'05" to the right and run in a Northeasterly direction for a distance of 1069.95 feet to the Northwest Corner of the NE 1/4 of the NE 1/4 of said Section 7; thence turn an angle to the right of 44°27'55" and run in an Easterly direction along the North line of said NE 1/4 of NE 1/4 for a distance of 1397.91 feet to the point of beginning.

Said Parcel containing 185.98 acres, more or less.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR -4 AM 11:57

William P. Simmons Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 175.00
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 4.00
TOTAL 184.00

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 \$