

377

113,000.00

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 grantees 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:

The Northwest quarter of the Southeast quarter of Section 7, Township 19 South, Range 1 West, LESS AND EXCEPT: The South 400' of said quarter - quarter section deeded by separate deed dated May 3, 1984, Map Book 355, Page 387 in Shelby County Probate Office.

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.

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.

STATE OF ALA. SHELBY

I CERTIFY THIS INSTRUMENT WAS FILED

88 MAR -4 AM 11:56

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

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

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 name are known to me, signed to the foregoing conveyance, and who are known to me, executed the same voluntarily 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

W. J. Dillbeck
Public