

373

375,000

This instrument was prepared by
(Name) Joe A. Scotch, Jr.
(Address) 100 Scotch Drive., Birmingham, Ala. 35242

16225 Cahaba Valley Rd.
B'ham 35242

WARRANTY DEFD - 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
Peggy P. Scotch Bailey, Individually

(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

BOOK 173 PAGE 984

230-111 371
1988

- 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

Need tax -

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

Dwight J. Dilbeck
Notary Public

LEGAL DESCRIPTION

A parcel of land in SW $\frac{1}{4}$ of Section 7, Township 19 South, Range 1 West, and in the SE $\frac{1}{4}$ of Section 12 Township 19 South, Range 2 West, more particularly described as follows:

Begin at a point on the West Line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 19 South, Range 1 West 322.4 Feet North of SW Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run East 1332.44 feet to the East Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along said East Boundary for a distance of 332 feet, more or less to the SE Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the South Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1333 feet more or less to the SW Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the East Boundary of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section for a distance of ~~1024.93~~ feet to a point 314 feet North of the SE Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West parallel to the South Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1335.2 feet to the East Boundary of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 West; thence continue West parallel to the South Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1285 feet, more or less to the SE right of way line of Alabama Highway No. 119; thence run in a Northeasterly direction along said right of way line to a point 952.33 feet SW along said right of way line from the North Boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7; thence turn an angle to the right of 88° 36' 30" and run in a Southeasterly direction for a distance of 371.98 feet; thence turn an angle to the left of 84° 09' 30" and run in a Northeasterly direction for a distance of 409.41 feet; thence turn an angle to the right of 40° 27' and run in a Southeasterly direction for a distance of 820.7 feet to the point of beginning of the property herein described, containing 82 acres, more or less.

BOOK 173 PAGE 985

BOOK 173 PAGE 985

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR -4 AM 11:50

Thomas A. Shawley, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 375.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 38.10

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 \$