

10,000

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 100 Scotch Drive., Birmingham, Ala. 35242

100 Scotch Dr  
Birm 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:

Grantor's undivided three-eighths ( $\frac{3}{8}$ ) interest in and to that certain parcel of land more particularly described as follows:

Begin at a point on the Westerly side of Cahaba Valley Road and the South side of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  Sec. 12, Township 19, Range 2 West, run thence northeasterly along Cahaba Valley Road 330 feet, thence in a westerly direction and paralld with South line of Sec. 12 for 660 feet; thence southwesterly along Johnson line and paralld with Cahaba Valley Road 330 feet to a point on South line of Section 12, 361 feet east of Southwest corner, thence ease along South line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  to point of beginning.

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 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 11:52

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 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