

1940

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

(Address) 100 Scotch Drive, B'ham, Ala. 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 Ten thousand dollars & no/cents (\$10,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Joe A. Scotch, Jr. and Wayne J. Scotch, both married men.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scotch Building & Development Co., Inc.

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, Block 10, Broken Bow South, as recorded in Map Book 11; Page 82 in the Probate Office of Shelby County.

Subject to taxes, easements and restrictions of record.

This in not grantors homestead.

BOOK 196 PAGE 455

1. Deed Tax	\$ 10.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indemnity Fee	1.00
TOTAL	13.50

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 GRANTEEES, 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 GRANTEEES, 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 19th day of July, 1988.

(Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

88 JUL 27 PM 1:57

(Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Scotch, Jr. and Wayne J. Scotch whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 1988

Notary Public