

This instrument was prepared by
(Name) Joe A. Scotch, Jr.
(Address) 100 Scotch Drive, B'ham, Ala. 35242
Send Tax Notice To: Joe A. Scotch, Jr.
name
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other considerations dollar

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,
Charlie E. Groce and wife, Alma Groce

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Joe A. Scotch, Jr. and Wayne J. Scotch

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

My undivided 0.05556 interest in and to the following described property:

Lot 7, Block 6 according to the Survey of Lincoln Park as recorded in Map Book 3, Page 145 in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of the Grantor..
Subject to taxes, easements and restrictions of record.

BOOK 225 PAGE 947

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 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 day of , 19

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB -9 AM 9:27

Judge of Probate

Seal
50
250
100
400

Charlie E. Groce (Seal)
Charlie E. Groce

Alma Groce (Seal)
Alma Groce

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie E. Groce and wife Alma Groce whose name S 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 03 day of December A. D., 1988
Kathie Richard Embury
Notary Public