

The property conveyed does not constitute the homestead of any Grantor.

This instrument prepared by:

Peter E. Barber
Wallace, Jordan, Ratliff, Byers & Brandt
SouthBridge Building - Suite 525
2000 SouthBridge Parkway
Birmingham, Alabama 35209

Send Tax Notices To:

Tommy E. Turpine
Trustee of The Peggy P.
Scotch Charitable Remainder
Unitrust
Diamondhead Building
1957 Hoover Court, Suite 306
Birmingham, Alabama 35226

Inst # 1994-14410

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) to the undersigned grantors, **JOE. A. SCOTCH, JR.**, individually, **WAYNE J. SCOTCH**, individually, **PEGGY P. SCOTCH**, as Co-Trustee under the Last Will and Testament of Joe A. Scotch, Sr., deceased, and **JOE A. SCOTCH, JR.**, as Co-Trustee under the Last Will and Testament of Joe A. Scotch, Sr., deceased (hereinafter, the "GRANTORS"), in hand paid by the grantee herein, the GRANTORS do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **THE PEGGY P. SCOTCH CHARITABLE REMAINDER UNITRUST**, (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

The following is a legal description for the centerline of a driveway with a 60' Right-of-Way located off of Alabama Highway 119 (Cahaba Valley Road) near Briarwood Christian High School and located in Section 7, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at the NW Corner of the NW ¼ of the SW ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama; thence continue South along said section-line 1014.00'; thence 90° right, 127.60' the intersection of the centerline of Alabama Highway 119 and the centerline of said driveway being the Point of Beginning; thence 138°06'29" left, 315.28'; thence 8°44'31" right, 154.93'; thence 9°03'20" right, 374.42'; thence 110°43'58" left, 799.85'; thence 42°37'30" right, 273.27'; thence 4°28'39" right, 61.34'; thence 1°20'41" right, 936.91'; thence 42°44'38" right 274.23'; thence 76°05'48" left, 200.12'; thence 10°00'18" right, 57.96'; thence 4°22'44" right, 65.22'; thence 18°56'50" left 39.88' to the Point of Ending.

Subject to Pipeline Easement of even date herewith.

Subject to Use Easement of even date herewith.

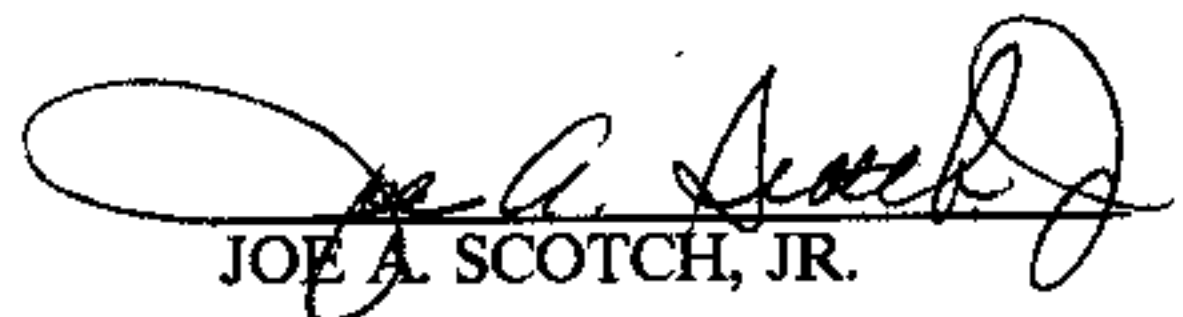
This description describes the Point of Intersections (P.I.'s) and is not intended to describe the enclosed curve data nor to design the road layout.

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SHELBY COUNTY JUDGE OF PROBATE
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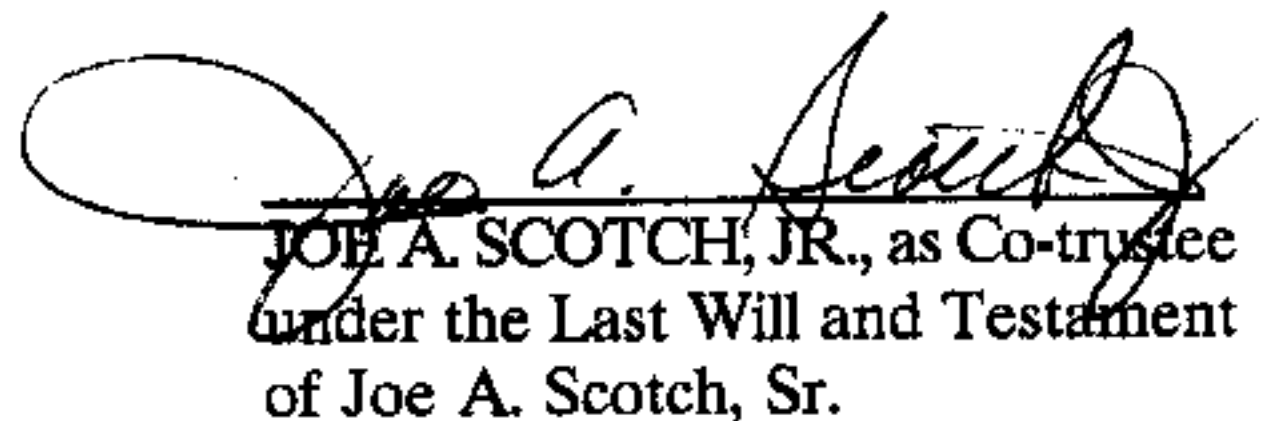
TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

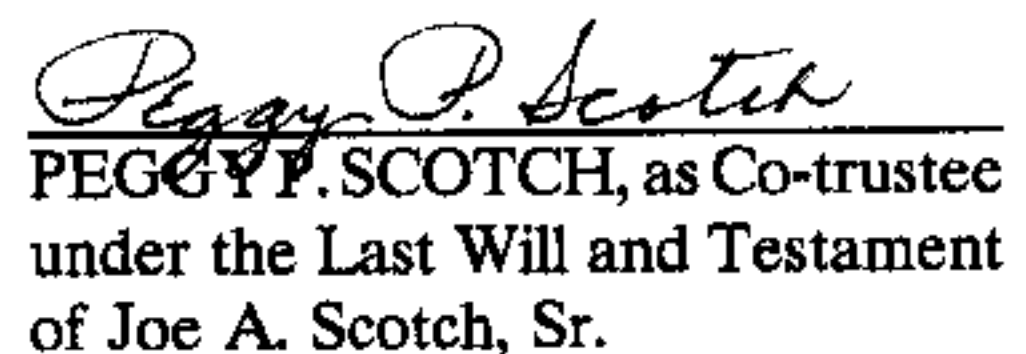
And the GRANTORS do, for themselves, their successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS, their successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, each of the GRANTORS, has caused its duly authorized signatures to be set hereunto, this the 29 day of April, 1994.


JOE A. SCOTCH, JR.


WAYNE J. SCOTCH


JOE A. SCOTCH, JR., as Co-trustee
under the Last Will and Testament
of Joe A. Scotch, Sr.

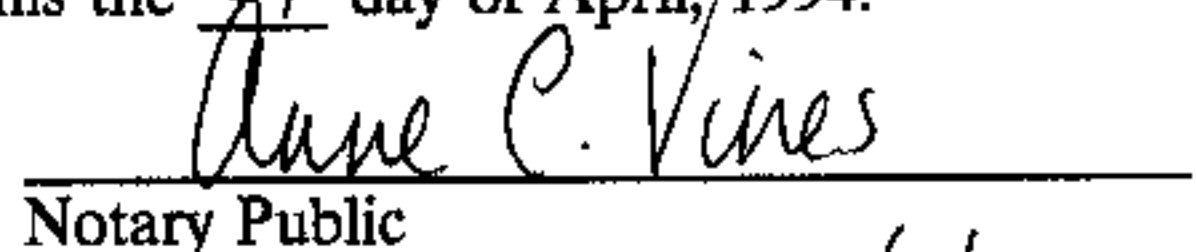

PEGGY P. SCOTCH, as Co-trustee
under the Last Will and Testament
of Joe A. Scotch, Sr.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Joe A. Scotch, Jr., an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of April, 1994.


Notary Public

My Commission Expires: 10/11/95

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Wayne J. Scotch, an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of April, 1994.

Anne C. Vines
Notary Public

My Commission Expires: 10/11/95

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Joe A. Scotch, Jr., an individual whose name is signed to the foregoing Warranty Deed as Co-Trustee under that certain Last Will and Testament of Joe A. Scotch, Sr., deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of April, 1994.

Anne C. Vines
Notary Public

My Commission Expires: 10/11/95

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Peggy P. Scotch, an individual whose name is signed to the foregoing Warranty Deed as Co-Trustee under that certain Last Will and Testament of Joe A. Scotch, Sr., deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of April, 1994.

Patricia B. Teubner
Notary Public

My Commission Expires: 10/9/95

Inst # 1994-14410

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