

(500)

Inst # 1995-13782

This instrument was prepared by

(Name) _____

(Address) _____

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars DOLLARS,
to the undersigned grantor, Scotch Building & Development Co., Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Scott Koepfel.

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

A parcel of land containing 618.62 square feet, more or less,
located in the SW 1/4 of the SE 1/4 of Section 12, Township 19
South, Range 2 West, Shelby County, Alabama; more particularly
described as follows:

Commence at the Southwest corner of Lot 3, Block 14 of Broken Bow
South as recorded in Map Book 11, Page 82 in the Office of the
Judge of Probate of Shelby County, Alabama, also being the Point of
Beginning; thence run Easterly along the Southern line of Lot 3,
Block 14 a distance of 120.11 feet to the Southeast corner of said
lot; thence right 85°07'42" Southerly along the prolongation of the
East line of Lot 3 a distance of 5.15 feet; thence right 94°52'25"
parallel to the South line of Lot 3 a distance of 120.11 feet;
thence right 87°47'03" a distance of 5.14 feet North along the
prolongation of the West line of Lot 3 to the Point of Beginning.

This conveyance is subject to ad valorem taxes, and easements and
restrictions of record.

05/26/1995-13782
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

TO HAVE AND TO HOLD, To the said GRANTEE; his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 20th day of April, 1995.

ATTEST:

Secretary

By Joe A. Scotch, Jr.
Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)
I, _____ the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Joe A. Scotch, Jr.

whose name as Vice President of Scotch Building & Development Co., a corporation, is signed
to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed
of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 20th day of April, 1995
Alayne Scotch
Notary Public