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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Joe A. Scotch, Jr.  
(Address) 503 C Cahaba Park Circle  
Birmingham, Alabama 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and Other Good and Valuable Consideration DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
Myrna C. Scotch and husband, Joe A. Scotch, Jr.  
(herein referred to as grantors), do grant, bargain, sell and convey unto  
Joe A. Scotch, Jr. and wife, Myrna C. Scotch  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, restrictions, current taxes, setback lines and  
rights of way, if any, of record.

The conveyance of this property is subject to the following encumbrances:

1. Mortgage from Joe A. Scotch, Jr. and wife, Myrna C. Scotch to Shelby State Bank, dated January 24, 1985 and recorded in Real 16 page 418 in the Probate Office of Shelby County, Alabama.
2. Mortgage from Joe A. Scotch, Jr. and wife, Myrna C. Scotch to First Alabama Bank, dated November 18, 1992, and recorded in Instrument 1992-27982 and corrected in Instrument 1993-994 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever,  
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint  
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 17th  
day of July, 19 98.

WITNESS

(Seal)

(Seal)

(Seal)

Myrna C. Scotch (Seal)

Joe A. Scotch, Jr. (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Myrna C. Scotch and husband Joe A. Scotch, Jr., 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 17th day of July, A.D., 19 98.

My Commission Expires:

Notary Public

Exhibit A

Part of the SW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 1 West and more particularly described as follows:

Begin at the NE corner of the SW 1/4 of SE 1/4 of said Section and run thence in a Westerly direction along the North line of said 1/4 1/4 Section for a distance of 1000 feet, more or less, to the West mean shoreline of the Scotch Lake; thence turn an angle to the left of 137 deg. and run in a Southeasterly direction for a distance of 256 feet, more or less, to the nose of a promontory; thence turn an angle to the left of 55 deg. and run in an Easterly to Southeasterly direction along the meanderings of the shoreline of said lake for a distance of 360 feet, more or less, to the centerline of a drain; thence run in a Northeasterly direction along the meanderings of said drain for a distance of 550 feet, more or less, to the East line of said SW 1/4 of SE 1/4; thence run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 40 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

*inc*

*ju*

Inst • 1998-22578

07/28/1998-22578  
09:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 20A 17.00