

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, Wayne J. Scotch and wife, Martha B. Scotch, and Joe A. Scotch, Jr. and wife, Myrna C. Scotch (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

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.

Inst # 1998-28579
09/28/1998-28579
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SW 19.00

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)
(Seal)(Seal)
Wayne J. Scotch
(Seal)
Martha B. Scotch
(Seal)
Joe A. Scotch, Jr.
(Seal)
Myrna C. Scotch**STATE OF ALABAMA**Shelby**County****General Acknowledgment**I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne J. Scotch and wife, Martha B. Scotch and Joe A. Scotch, Jr. and wife, Myrna C. 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 17th day of July, A.D., 19 98.My Commission Expires: 3/3/99

Notary Public

Exhibit A

That part of the NE 1/4 of the SW 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 7 and run Easterly along the South line of said 1/4 1/4 Section for 191.40 feet to the point of beginning; thence continue along the last described course 1,148.35 feet to the Southeast corner of said 1/4 1/4 Section; thence turn 88 deg. 45 min. 29 sec. left and run Northerly along the East line of said 1/4 1/4 Section for 209.67 feet; thence turn 75 deg. 54 min. 27 sec. left and run Northwesterly along the South line of Eagle Point 9th Sector Subdivision, as recorded in Map Book 22 page 102 in the Probate Office of Shelby County, Alabama for a distance of 279.18 feet; thence turn 91 deg. 49 min. 28 sec. right and run Northeasterly 10.82 feet to the Southeast corner of Lot 943 in said Subdivision; thence turn 91 deg. 46 min. 38 sec. left and run Northwesterly 197.57 feet to the Southwest corner of said Lot; thence turn 91 deg. 46 min. 38 sec. right and run Northeasterly 134.63 feet to a point on the Southerly right of way line of Eagle Crest Road; thence turn 90 deg. 00 min. 00 sec. left and run Northwesterly along said right of way 114.33 feet to the point of beginning of a curve to the right, said curve having a radius of 280.00 feet and run along said curve and said right of way 305.69 feet to the point of tangent to said curve; thence run Northwesterly along said tangent and said right of way 16.10 feet to the point of a curve to the right, said curve having a radius of 280.00 feet; thence run along said curve and said right of way 54.62 feet to the point of tangent to said curve; thence run Northerly along said tangent and said right of way 341.78 feet to the point of a curve to the right, said curve having a radius of 467.08 feet and run along said curve and said right of way 27.52 feet to a point; thence turn 111 deg. 01 min. 20 sec. left from the tangent to said curve at said point and run Southwesterly 58.14 feet; thence turn 72 deg. 35 min. 14 sec. left and run Southerly 330.86 feet; thence turn 04 deg. 52 min. 39 sec. left and run Southerly 128.16 feet; thence turn 38 deg. 03 min. 40 sec. right and run Southwesterly for 418.76 feet; thence turn 25 deg. 09 min. 05 sec. left and run Southwesterly for 277.33 feet; thence turn 49 deg. 04 min. 24 sec. right and run Southwesterly 127.73 feet to the point of beginning being situated in Shelby County, Alabama.

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0970284N SOURCE # 123

SHELBY COUNTY JUDGE OF PROBATE

86/05/11
17/28/98

Inst. # 1998-28579

Also,

The North 484 feet of the SW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

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.

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