

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:  
Name) Joe A. Scotch  
Address) 503 C Cahaba Park Circle Bhm Al

Send Tax Notice to:  
(Name) Scotch Building & Dev. Co. Inc.  
(Address) 503 C Cahaba Park Circle  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and NO/100 - - - - - DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
Wayne J. Scotch and Joe A. Scotch, Jr. both married men  
herein referred to as grantor, whether one or more, do grant, bargain, sell and convey unto  
Scotch building & Development Co., Inc.  
herein referred to as grantee, whether one or more, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 10, Block 3; Lots 1 and 8, Block 4 in Lincoln Park  
Subdivision as recorded in Map Book 3, Page 145 in the  
Probate Office of Shelby County, Alabama.

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

Exception is made for mineral and mining rights not owned by grantors and subsurface soil conditions such as mining shafts, tunnels, sinkholes and other conditions below or affecting the surface of the property.

The within described property is not the homestead of the grantors.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

03/18/1999-11285  
08:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st  
day of March, 19 99.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Wayne J. Scotch (Seal)  
Joe A. Scotch, Jr. (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 Wayne J. Scotch and Joe A. Scotch Jr., 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 1st day of March, 19 99.

MY COMMISSION EXPIRES AUGUST 13, 2002

My Commission Expires:

Notary Public

Inst. # 1999-11285