

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) PATRICIA SCOTCH CLEMMER
(Address) 2345 Woodland Circle
Birmingham, Al 35242

Send Tax Notice to:

(Name) Wayne J. Scotch
(Address) 503 C Cahaba Park Circle
Birmingham, Al 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred & NO/100 (\$100.00) - - - - - 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, James S. Clemmer and wife, Patricia Scotch Clemmer and Wayne J. Scotch, Jr. and wife, Amy Newell Scotch

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Wayne J. Scotch

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT 1.

Inst # 2000-02597

01/25/2000-02597

03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 13.50

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

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 25th
day of January, 2000

Patricia Scotch Clemmer (Seal)
James Stanley Clemmer, Jr. (Seal)
____ (Seal)

Wayne J. Scotch Jr. (Seal)
Amy Newell Scotch (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 James S. Clemmer and wife, Patricia Scotch Clemmer and Wayne J. Scotch and wife, Amy Newell Scotch, 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 25th day of January

1/27/2000
My Commission Expires:

Notary Public

January 24, 2000

2000 Census Summary 1 West Shelby County, Alabama.

Shelby County
Range 19 South, Township 35, Section 35, the SW 1/4 of Section 35, thence S 1deg-32'-57" W and leaving a corner of land situated in the SE 1/4 of the SW 1/4 section a distance of 438.43'; thence to the right having a radius

Chord distance	1982	1987	1982 and 1987
0	100	100	100
1	100	100	100
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9			

NOTE: Consulted the Federal Insurance Rate Map (FIRM). Confirmed property does not lie in a special Flood Hazard Area.

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SHELBY COUNTY JUDGE OF PROBATE
002 031 13.50