

Send Tax Notices To:

Robert J. Elia  
204 ST. Charles Street  
Birmingham, Al 35209

This instrument was prepared by

(Name) Patricia Scotch Clemmer

(Address) Birmingham, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

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 or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Wayne J. Scotch, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Robert J. Elia and wife, Angie P. Elia

(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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

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

The within described property is not the homestead of the grantor, or his spouse. ,

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02/03/2000-03464  
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SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 12.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th  
day of January, 2000

WITNESS:

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

Wayne J. Scotch (Seal)  
\_\_\_\_\_  
(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 Wayne J. Scotch  
whose name 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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2000

**EXHIBIT "A"**

A parcel of land situated and lying in the SE 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, and in the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the said SE 1/4 of the SW 1/4 of said Section 35; thence South 89 degrees, 56 minutes, 25 seconds East, along the South line of said 1/4-1/4 section, and run a distance of 439.43 feet to the Point of Beginning; thence North 0 degrees, 27 minutes, 17 seconds East and run a distance of 139.57 feet; thence South 89 degrees, 59 minutes, 58 seconds East and run a distance of 227.77 feet to a point on the center of a private asphalt drive; thence South 10 degrees, 57 minutes, 39 seconds West and run a distance of 117.05 feet along said center line, to the beginning of a curve to the left having a radius 100 feet, a central angle of 6 degrees, 51 minutes, 29 seconds and subtended by a chord which bears South 3 degrees, 48 minutes, 29 seconds East and a chord distance of 50.98 feet; thence along the arc of said curve and along said center line a distance of 51.55 feet; thence South 18 degrees, 34 minutes, 37 seconds East and run a distance of 75.28 feet, along said center line, to the beginning of a curve to the right having a radius of 250 feet, a central angle of 28 degrees, 15 minutes, 27 seconds and subtended by a chord which bears South 6 degrees, 49 minutes, 56 seconds East and a chord distance of 122.05 feet; thence along the arc curve and along said center line angle a distance of 123.30 feet to a point in the center line of an asphalt Shelby County road known as Whisenhunt Road and also being a point of the beginning of a curve to the left having a radius of 250 feet, a central angle of 12 degrees, 12 minutes, 09 seconds and subtended by a chord which bears South 85 degrees, 03 minutes, 37 seconds West and chord distance of 85.03 feet; thence along the arc of said curve, and leaving said Private Drive and along said Whisenhunt center line a distance of 85.19 feet; thence South 81 degrees, 09 minutes, 17 seconds West along said center line, and run a distance of 125.11 feet to the beginning of a curve to the left having a radius of 400 feet, a central angle of 6 degrees, 51 minutes, 29 seconds and subtended by chord which bears South 79 degrees, 30 minutes, 49 seconds West and a chord distance of 47.85 feet; thence along the arc of said curve, and along said center line a distance of 47.88 feet; thence North 1 degree, 32 minutes, 57 seconds East and leaving said center line run a distance of 254.12 feet to the Point of Beginning.

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