

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

20070928000456630 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/28/2007 03:52:05PM FILED/CERT

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THREE HUNDRED THIRTY NINE THOUSAND AND NO/100'S (\$339,000.00) and other valuable considerations to the undersigned GRANTOR(S), WAYNE J. SCOTCH, JR. AKA WAYNE J. SCOTCH AND STEFANI SCOTCH, HUSBAND AND WIFE (hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto DAVID MIMS AND TERRI MIMS hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Jefferson, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

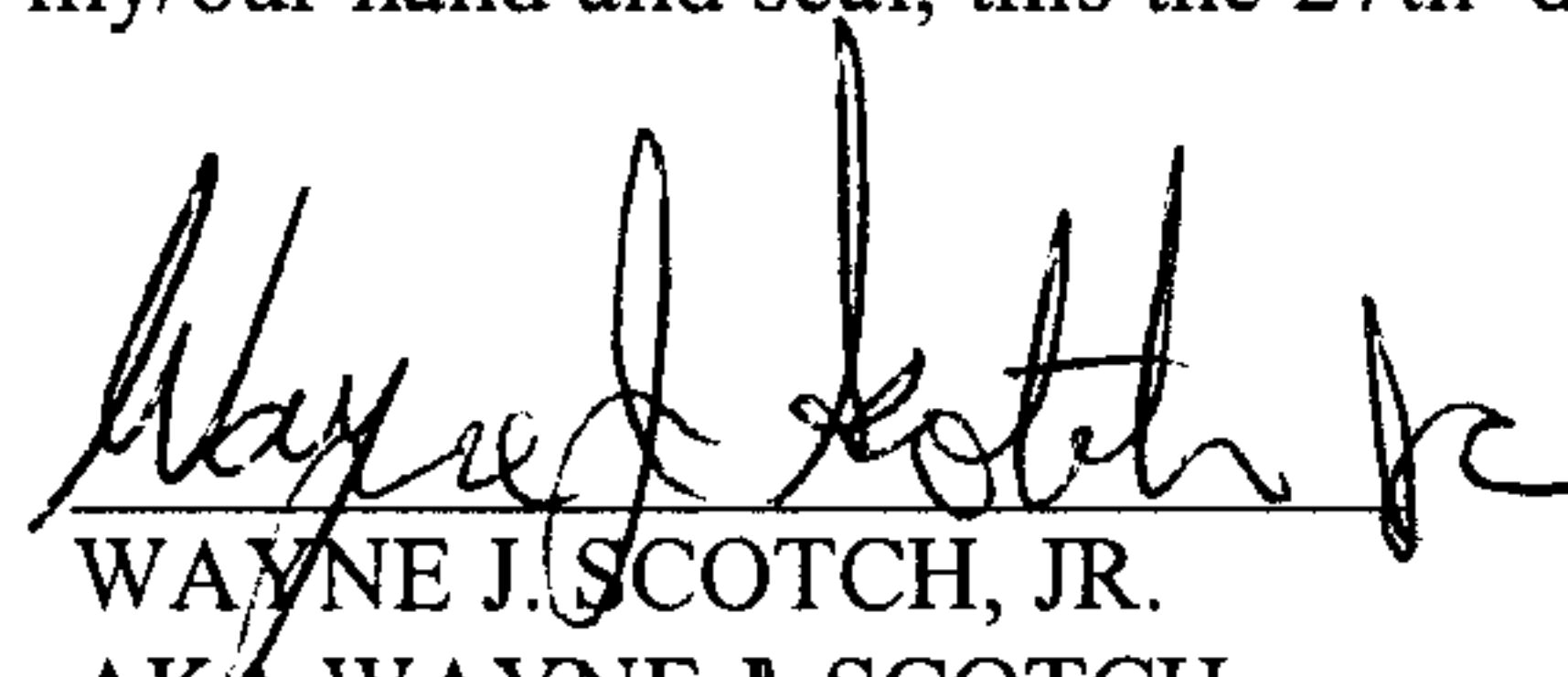
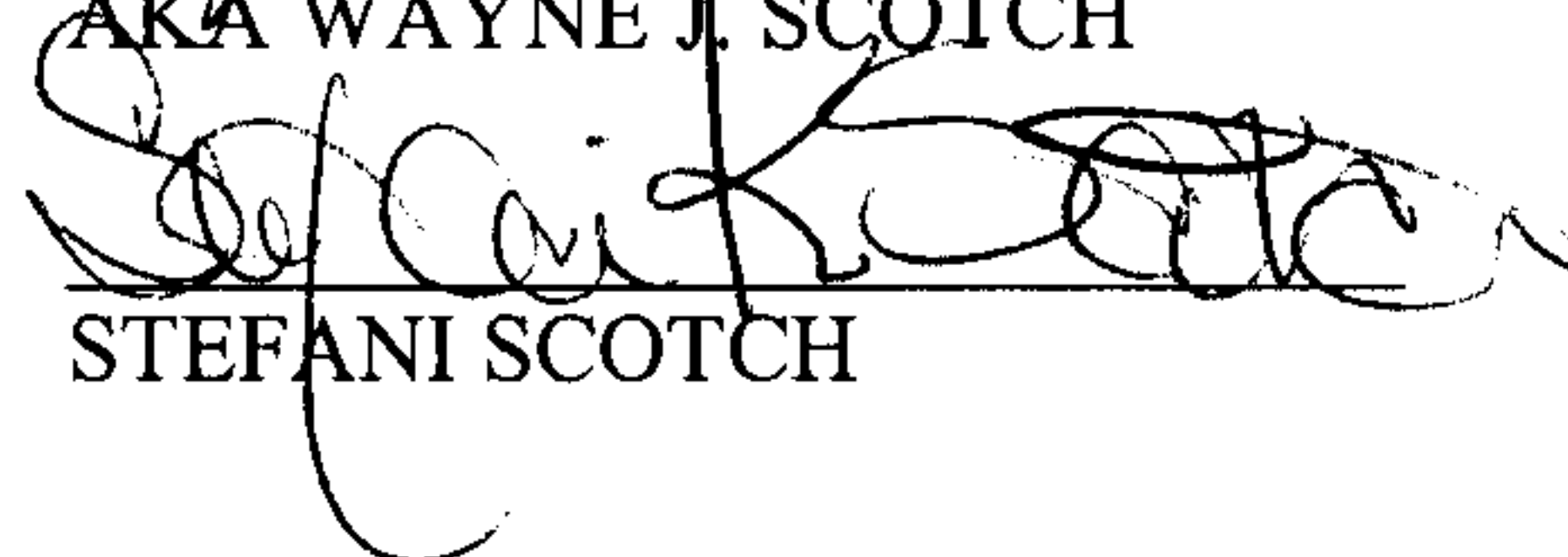
\$339,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 27th day of September, 2007.

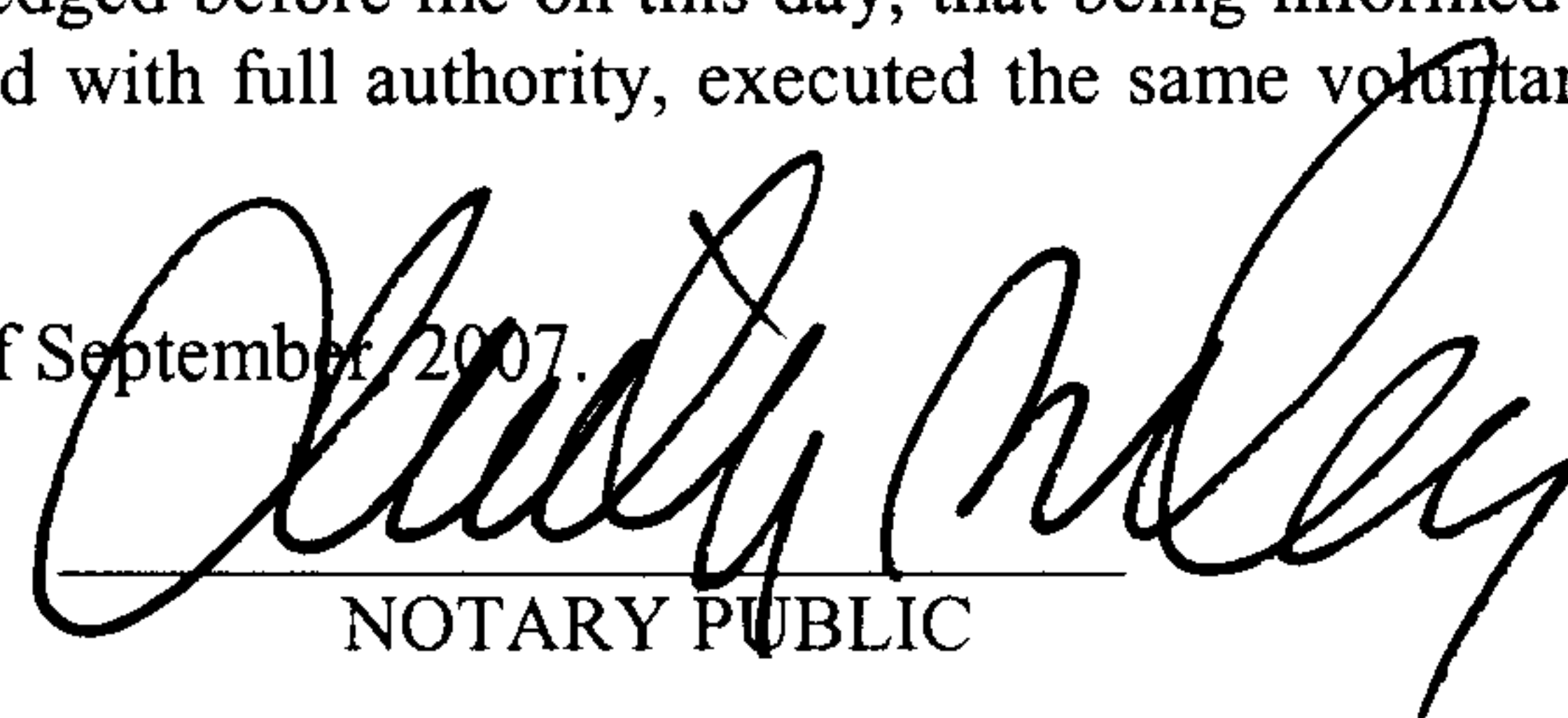

WAYNE J. SCOTCH, JR.
AKA WAYNE J. SCOTCH

STEFANI SCOTCH

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said county and state hereby certify WAYNE J. SCOTCH, JR. AKA WAYNE J. SCOTCH AND STEFANI SCOTCH, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27th day of September, 2007.

My Comm. Exp.:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
✓ CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
DAVID MIMS & TERRI MIMS
150 OAK BRANCH LANE
CHELSEA, AL 35043

**CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09**

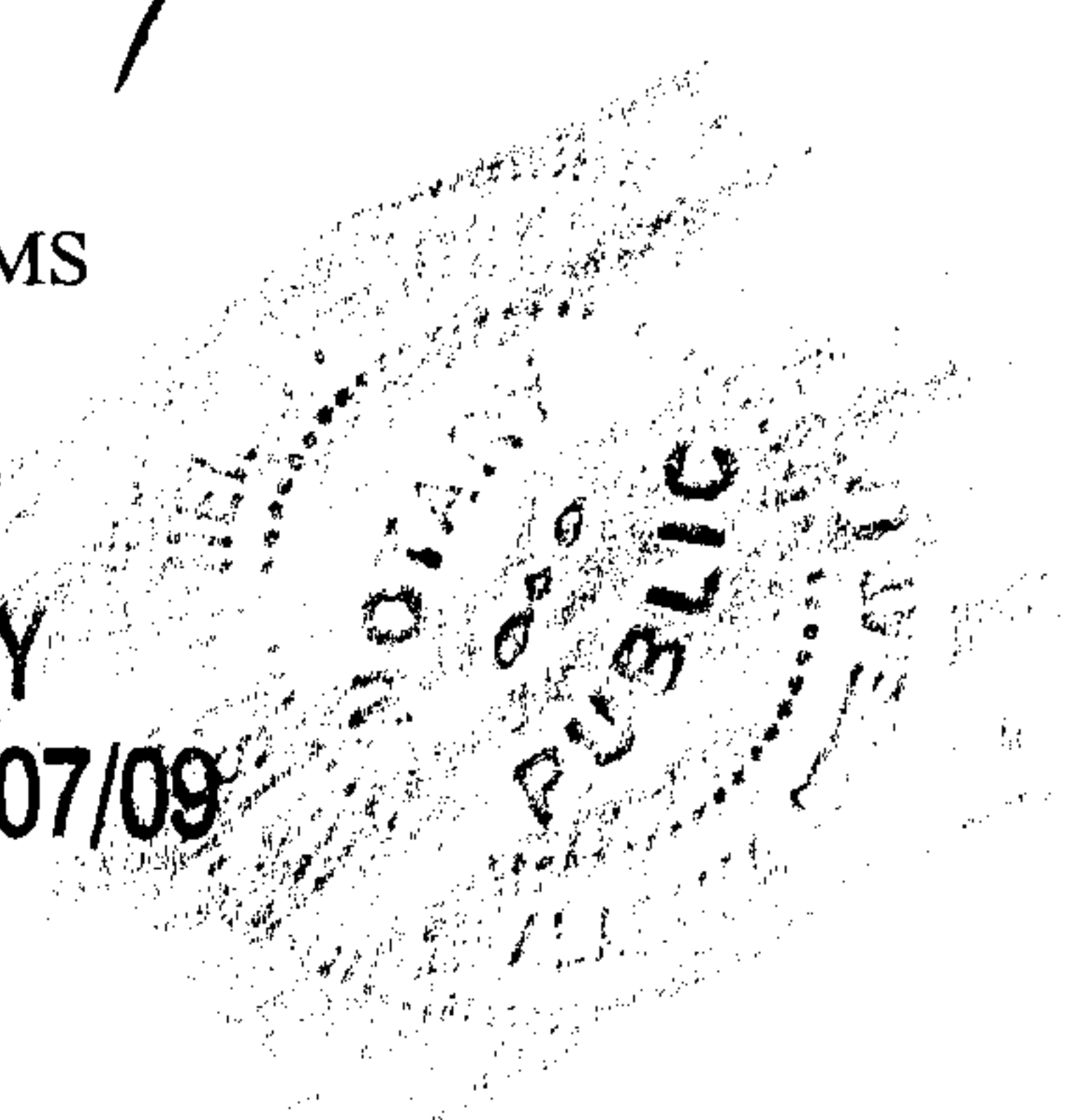


EXHIBIT "A"

Parcel I:

A portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; being more particularly described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; thence South 00 deg. 36 min. 43 sec. West a distance of 571.72 feet to the Point of Beginning; thence South 00 deg. 38 min. 09 sec. West a distance of 85.07 feet; thence South 69 deg. 45 min. 33 sec. East a distance of 434.92 feet; thence South 29 deg. 08 min. 54 sec. East a distance of 99.50 feet; thence North 48 deg. 43 min. 47 sec. East a distance of 69.63 feet; thence North 80 deg. 41 min. 20 sec. East a distance of 123.51 feet; thence North 29 deg. 56 min. 08 sec. West a distance of 145.05 feet; thence North 69 deg. 56 min. 08 sec. West a distance of 380.89 feet; thence North 83 deg. 57 min. 33 sec. West a distance of 199.63 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive easement for ingress and egress, lying 17.5 feet on each side and parallel to the centerline of which is more particularly described as follows:

Non-exclusive access easement described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; thence South 00 deg. 36 min. 43 sec. West a distance of 571.72 feet; thence South 89 deg. 57 min. 33 sec. East a distance of 199.63 feet; thence South 69 deg. 56 min. 08 sec. East a distance of 380.89 feet; thence South 29 deg. 56 min. 08 sec. East a distance of 360.07 feet to a point; said point being a beginning of non tangent curve to the left, having a radius of 400.00 feet and a central angle of 05 deg. 32 min. 01 sec. and subtended by a chord which bears South 35 deg. 04 min. 16 sec. West and a chord distance of 38.62 feet; thence along the arc of said curve a distance of 38.63 feet to the point of beginning; thence North 29 deg. 56 min. 08 sec. West a distance of 11.26 feet to a point; said point being the beginning of a non tangent curve to the left having a radius of 410.00 feet, a central angle of 22 deg. 45 min. 05 sec. and subtended by a chord which bears South 21 deg. 39 min. 43 sec. West and a chord distance of 161.74 feet; thence along the arc of said curve a distance of 162.81 feet; thence South 10 deg. 57 min. 39 sec. West a distance of 116.99 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 110.00 feet, a central angle of 29 deg. 32 min. 16 sec. and subtended by a chord which bears South 03 deg. 48 min. 29 sec. East and a chord distance of 56.08 feet; thence along the arc of said curve a distance of 56.71 feet; thence South 18 deg. 34 min. 37 sec. West a distance of 75.49 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 240.00 feet, a central angle of 28 deg. 35 min. 37 sec. and subtended by a chord which bears South 06 deg. 42 min. 48 sec. East and a chord distance of 118.53 feet; thence along the arc of said curve, a distance of 119.77 feet to a point, said point lying on the Northerly right of way line of Whisenhunt Road, thence South 89 deg. 33 min. 36 sec. East and along said right of way a distance of 10.08 feet to a point said point being the beginning of a non tangent curve to the left having a radius of 250.00 feet a central angle of 28 deg. 15 min. 27 sec. and subtended by a chord which bears North 06 deg. 49 min. 56 sec. West and a chord distance of 122.05 feet; thence along the arc of said curve and leaving said right of way a distance of 123.30 feet; thence North 18 deg. 34 min. 37 sec. West a distance of 75.28 feet to a point, said point being the beginning of a non tangent curve to the right having a radius of 100.00 feet a central angle of 29 deg. 32 min. 16 sec. and subtended by a chord which bears North 03 deg. 48 min. 29 sec. West and a chord distance of 50.98 feet; thence along the arc of said curve a distance of 51.55 feet; thence North 10 deg. 57 min. 39 sec. West a distance of 117.05 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 400.00 feet a central angle of 22 deg. 01 min. 36 sec. and subtended by a chord which bears North 21 deg. 17 min. 28 sec. East and a chord distance of 152.83 feet; thence along the arc of said curve a distance of 153.77 feet to the point of beginning; being situated in Shelby County, Alabama.

Non-exclusive access easement described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, thence South 00 deg. 36 min. 43 sec. West a distance of 571.72 feet; thence South 00 deg. 38 min. 09 sec. West a distance of 85.07 feet; thence South 69 deg. 45 min. 33 sec. East, a distance of 434.92 feet; thence South 29 deg. 08 min. 54 sec. East a distance of 99.50 feet; thence South

48 deg. 43 min. 47 sec. West a distance of 68.98 feet; thence South 41 deg. 16 min. 13 sec. East a distance of 17.5 feet to the Point of Beginning is said Easement; thence North 48 deg. 43 min. 47 sec. East, a distance of 133.60 feet; thence North 80 deg. 41 min. 20 sec. East, a distance of 106.38 feet; thence South 29 deg. 56 min. 08 sec. East a distance of 210.55 feet; to the point of ending; being situated in Shelby County, Alabama.

Parcel II:

Parcel B according to the Survey of Parcel A and B of James S. Clemmer Jr. and Patricia Scotch Clemmer and Wayne Scotch, Jr. Property, as recorded in Map Book 38 Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, along with all the relevant easements for ingress, egress, and utilities set out on said plat; being situated in Shelby County, Alabama.