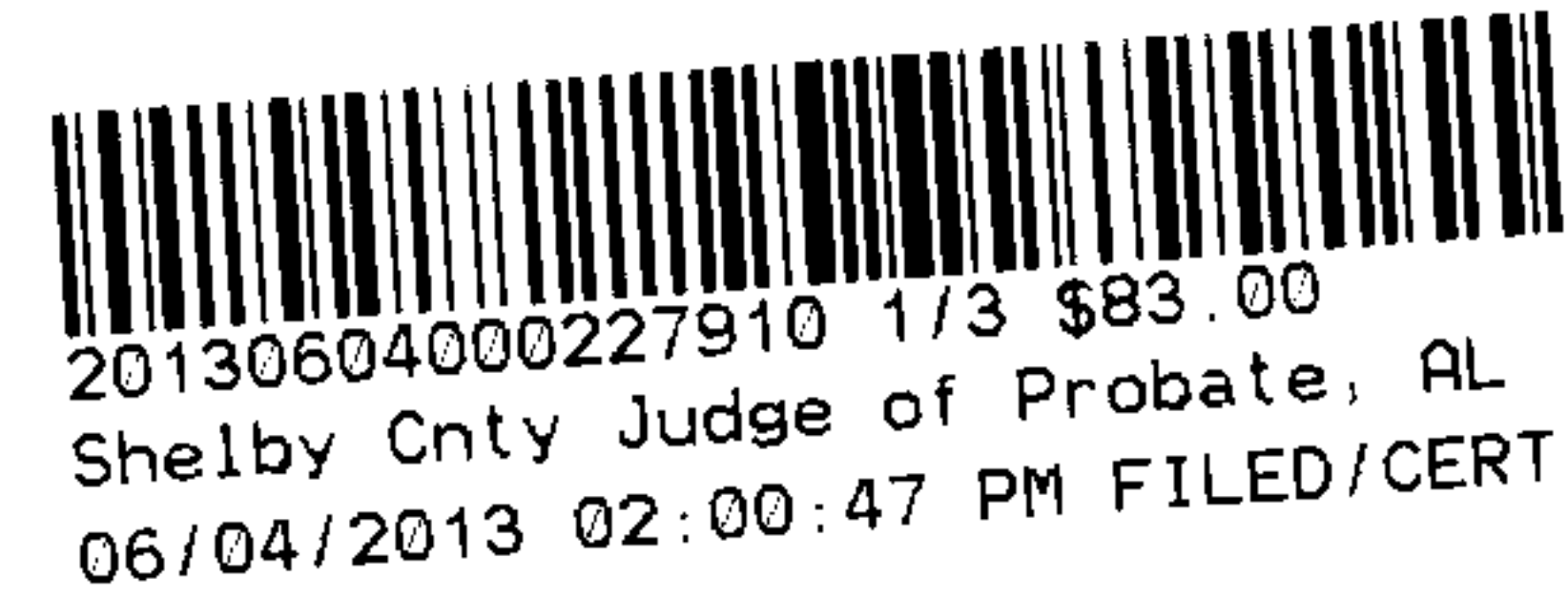


This instrument was prepared by:
Joe A. Scotch
Birmingham, Alabama

Send Tax Notice to:
Scotch Homes and Land Dev. Group, Inc.
2024 Shandwick Terrace
Birmingham, AL 35242

WARRANTY DEED



**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY FIVE THOUSAND and NO/100 DOLLARS to the undersigned grantor(s), **Wayne J. Scotch and Joe A. Scotch, Jr.**, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) do by these presents, grant, bargain, sell, and convey to **Scotch Homes and Land Development Group, Inc.** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

PARCEL 1: Lots 1 according to the final plat of Scotch Addition to Eagle Point, as recorded in Map Book 43, Page 61 in the Probate Office of Shelby County, Alabama.

PARCEL 2, FIELD LINE EASEMENT: Begin at the southwest corner of lot 1 Scotch Addition to Eagle Point as recorded in Map Book 43 Page 61 in the Office of the Judge of Probate, Shelby County, Alabama and run in an easterly direction for a distance of 19.42 feet to a point; thence turn an interior angle to the left of 48° 45' 17" and run in a southwesterly direction for a distance of 58.56 feet to a point; thence turn an interior angle to the left of 92° 47' 15" and run in a north westerly direction for a distance of 56.03 feet to a point; thence turn an interior angle to the left of 77° 49' 30" and run in a north easterly direction for a distance of 81.58 feet to a point; thence turn an interior angle to the left of 50° 37' 59" and run in a southerly direction along the west line of said lot 1 for a distance of 42.57, feet more or less to the point of beginning. Should public sewer become available to Parcel 1, the then owner of parcel one agrees to connect to the said public sewer within one hundred eighty (180) days of the sewer becoming available to Parcel 1. The cost of connecting to public sewer will be to the then owner of Parcel 1. The FIELD LINE EASEMENT WILL REVERT TO THE OWNER of the easement describe herein.

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

As to Parcel 1, this conveyance is subject to the Restrictions of Eagle Point Subdivision recorded in Deed Book 1994, Page 26089 and Deed Book 1995, Page 12811, in the Probate Office of Shelby County, Alabama.

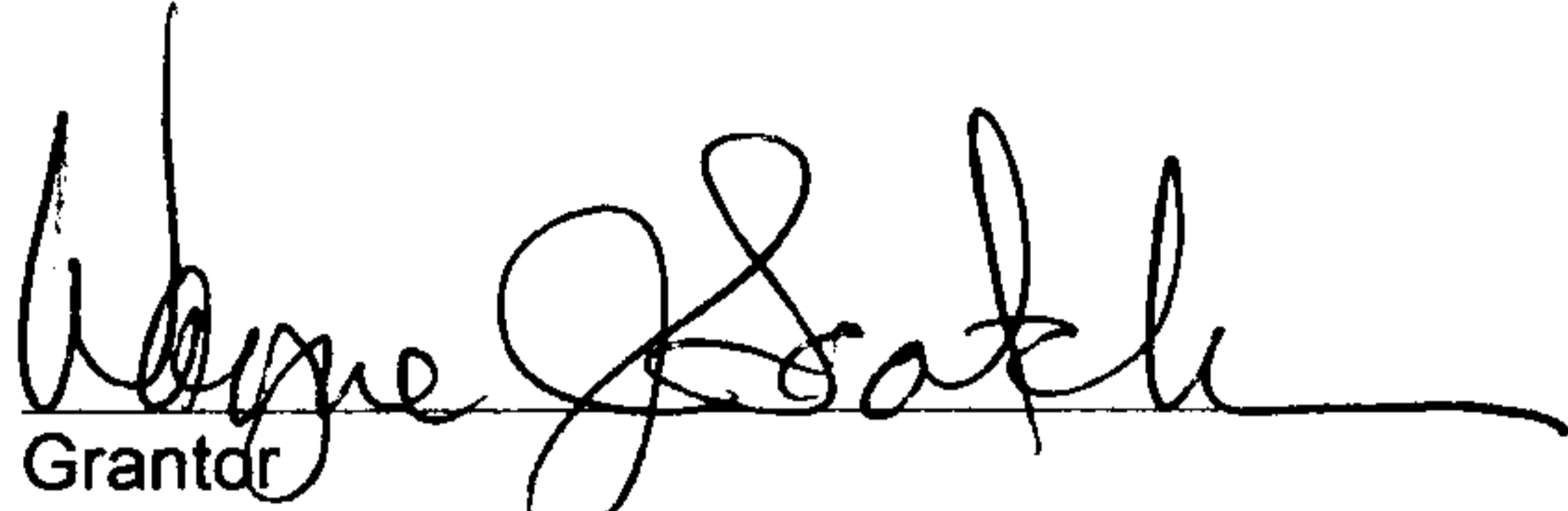
The within described property is not the homestead of the Grantors or their spouses.

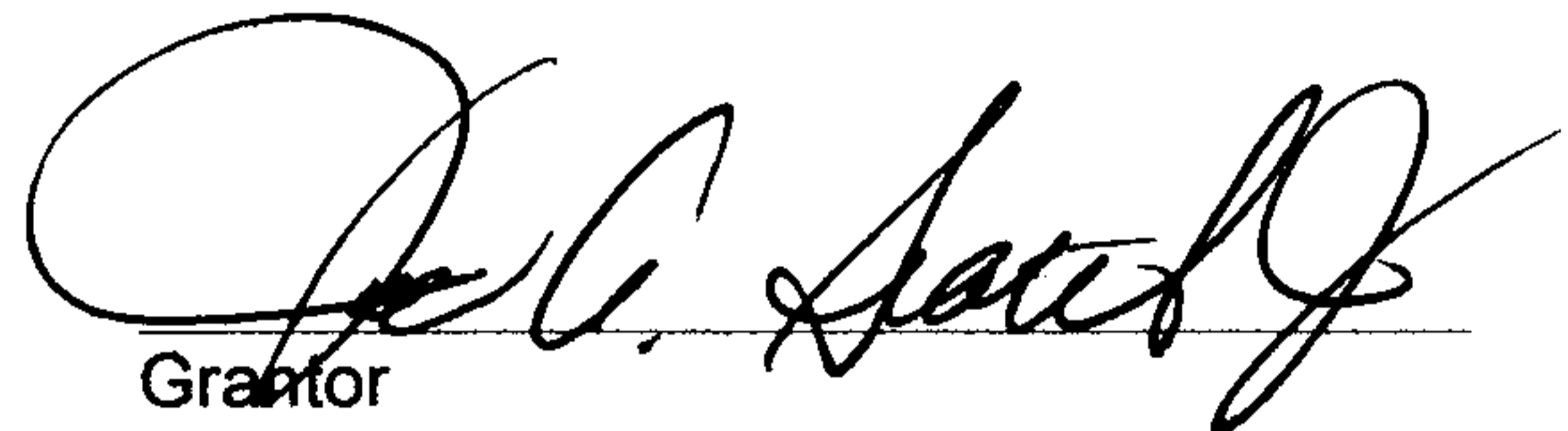
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.

GRANTOR(s) does hereby warrant and will defend the title to said property against lawful claims of all persons or entities whomsoever claiming by, through or under Grantor(s), but against none other.

Shelby County, AL 06/04/2013
State of Alabama
Deed Tax: \$65.00

IN WITNESS WHEREOF, the said GRANTOR(s), has hereto set their signature and seal this 28th day of December, 2012.


Grantor


Grantor

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

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) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he/she/they executed same voluntarily.

Given under my hand and official seal, this 31 day of May, 2013.

06/19/2016

My Commission Expires


Notary Public



20130604000227910 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
06/04/2013 02:00:47 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wynnebe Scotch
Mailing Address 110 Scotch Dr.
Suite 101
Bham, AL 35242

Grantee's Name Scotch Homes Land Dev.
Mailing Address 2024 Shandwick Terrace
Bham, AL 35242

Property Address n/a

Date of Sale 6/4/13
Total Purchase Price \$ 125,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/4/13

Print Stefani Scotch
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

