

This instrument prepared (without
examination of title) by:

Leonard Wertheimer, Esq.
Cabaniss, Johnston, Gardner,
Dumas & O'Neal LLP
2001 Park Place North, Suite 700
Birmingham, Alabama 35203

Market Value: \$ 555,030.00

Send tax notice to:

J & W Shelby County, LLC
Attention: Joe A. Scotch, Jr.
110 Scotch Drive, Suite 101
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **WAYNE J. SCOTCH**, a married man and a resident of the State of Alabama, and **JOE A. SCOTCH, JR.**, a married man and a resident of the State of Alabama ("Grantors"), in hand paid by **J & W SHELBY COUNTY, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, do by these presents grant, bargain, sell, and convey, forever, to Grantee, its successors and assigns, in fee simple, together with every contingent remainder and right of reversion, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE1/4 of the SE1/4, Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southeast corner of the SE1/4 of the SE1/4, Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence in a westerly direction along the south line of said SE1/4 of SE1/4 for a distance of 200 feet (Measure 199.93 feet); thence at an angle to the right of 90° 07' (Measure 90° 09') and in a northerly direction for a distance of 984.72 feet to the point of beginning of the property herein described; thence continue north along last described course for a distance of 159.00 feet to a point on the south right-of-way line of Old U. S. Highway No. 280; thence at an angle to the right of 105° 20' and in a southeasterly direction along the southerly right-of-way line of Old U. S. Highway No. 280 for a distance of 72.58 feet; thence at an angle to the right of 74° 40' and in a southerly direction for a distance of 139.62 feet; thence at an angle to the right of 89° 51' and in a westerly direction for a distance of 70.0 feet to the point of beginning.

ALSO:

Commence at the southeast corner of the SE1/4 of SE1/4 of Section 31, Township 18 South, Range 1 West, and run West along the south line of said forty acres 100 feet, to the point of beginning of lot herein described, from said point of beginning run north 2° West 1115.7 feet, more or less, to the south right of way line of Florida Short Route Highway, thence along the south right of way line of said Highway north 76° 40' West 106 feet, to a point which would be 200 feet West of the East line of said forty acres, thence run south 2° East 1144.2 feet, more or less, to the south line of said forty acres, thence along said south line run east 100 feet, to the point of beginning. Situated in Shelby County, Alabama.

ALSO:

A 25 foot access easement, for the purpose of ingress and egress, along the east property line of the within described property.

LESS AND EXCEPT:

The south 230 feet of the following described property:

Commence at the southeast corner of the SE1/4 of SE1/4 of Section 31, Township 18 South, Range 1 West, and run West along the south line of said forty acres 100 feet, to the point of beginning of lot herein described, from said point of beginning run north 2° West 1115.7 feet, more or less, to the south right of way line of Florida Short Route Highway, thence along the south right of way line of said Highway north 76° 40' West 106 feet, to a point which would be 200 feet West of the East line of said forty acres, thence run south 2° East 1144.2 feet, more or less, to the south line of said forty acres, thence along said south line run east 100 feet, to the point of beginning. Situated in Shelby County, Alabama.

AND

Commence at the Southeast corner of the Southeast quarter of the Southeast quarter of Section 31, Township 18 South, Range 01 West and run westerly along said quarter-quarter line a distance of 200.00 feet; thence deflect right 90 degrees 53 minutes 48 seconds and run in a northeasterly direction for a distance of 230.03 feet to the Point of Beginning; thence deflect right 89 degrees 06 minutes 12 seconds and run in a northeasterly direction for a distance of 98.91 feet; thence deflect left 89 degrees 06 minutes 12 seconds and run in a northeasterly direction for a distance of 573.00 feet; thence deflect left 90 degrees 53 minutes 48 seconds and run in a northwesterly

direction for a distance of 98.91 feet; thence deflect left 89 degrees 06 minutes 12 seconds and run in a southwesterly direction for a distance of 573.00 feet to the Point of Beginning. Said parcel containing 56,668 square feet or 1.30 acres more or less.

The Property is conveyed subject to the following:

1. General and special taxes and assessments not yet due and payable.
2. Fire district and library district assessments not yet due and payable.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the Property.
4. Rights of parties in possession by virtue of unrecorded leases.
5. Coal, oil, gas and mineral and mining rights and all rights incident thereto not owned by Grantor.
6. All applicable zoning ordinances.
7. All easements, restrictions and rights-of-way of record, if any.
8. Right of way to Shelby County, for road recorded in Book 95, page 519, in the Probate Office of Shelby County, Alabama.
9. Right of way to Alabama Power Company recorded in Volume 109, page 491, in the Probate Office of Shelby County, Alabama.

The Property does not constitute the homestead or any part thereof of Grantors or their spouses.

It is the intent of this General Warranty Deed to convey all of the interest of **WAYNE J. SCOTCH** and **JOE A. SCOTCH, JR.** in the Property to Grantee.

This General Warranty Deed conveys the same property that is described in the following deeds:

Warranty Deed executed by Joe A. Scotch, Jr., and wife, Myrna C. Scotch, as grantors, recorded in the office of the Judge of Probate of Shelby County, Alabama at Book 077, Page 365.

Warranty Deed executed by Scotch Real Estate & Ins. Co., Inc., as grantor, dated November 3, 1972 and recorded in the office of the Judge of Probate of Shelby County, Alabama at Book 282, Page 887.

TO HAVE AND TO HOLD unto Grantee, its successor and assigns, in fee simple, forever.

Grantors do for themselves, and for their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the Property, and that Grantors will, and their heirs and assigns shall, warrant and defend the same to Grantee and Grantee's successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused these presents to be executed on this, the 5th day of September, 2013.

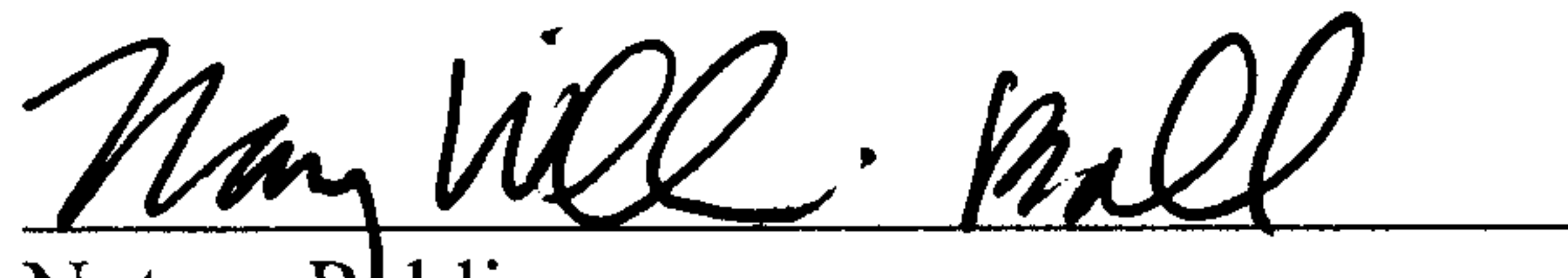
[Signature on Next Page]


WAYNE J. SCOTCH

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of September, 2013.


Notary Public

[SEAL]


My Commission Expires August 31, 2015


JOE A. SCOTCH, JR.

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOE A. SCOTCH, JR.**, 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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of September, 2013.


Notary Public

[SEAL]

My Commission Expires August 31, 2015

Real Estate Sales Validation Form

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

Grantor's Name Joe & Wayne Scotch
Mailing Address 110 Scotch Drive, Suite 101
Birmingham, AL 35242

Grantee's Name J & W Shelby County, LLC
Mailing Address 110 Scotch Drive, Suite 101
Birmingham, AL

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 555,030.00

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 2012 Tax Assessor's Records

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 available.

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 9/5/13

Print WAYNE J. Scotch

Sign Wayne Scotch

____ Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



20130905000362030 6/6 \$584.50
Shelby Cnty Judge of Probate, AL
09/05/2013 03:50:43 PM FILED/CERT

Form RT-1