

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: \$ 193,800.00

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, **JOE A. SCOTCH, JR.**, a married man and a resident of the State of Alabama, and **WAYNE J. SCOTCH**, 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 Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of above said 1/4-1/4; thence North 02 deg. 33 min. 20 sec. West and along the 1/4-1/4 line, a distance of 668.86 feet; thence North 89 deg. 46 min. 03 sec. East a distance of 685.32 feet to the Point of Beginning; thence continue along the last described course a distance of 136.89 feet; thence South 58 deg. 48 min. 12 sec. East, a distance of 94.26 feet; thence South 24 deg. 59 min. 18 sec. West, a distance of 212.50 feet; thence South 00 deg. 13 min. 58 sec. East, a distance of 25.00 feet, thence South 89 deg. 46 min. 03 sec. West, a distance of 75.00 feet to a point, said point being the beginning of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90 deg. 00 min. 20 sec. and subtended by a chord which bears North 44 deg. 46 min. 05 sec. East, and a chord distance of 35.36 feet; thence along the arc of said curve, a distance of 39.27 feet to a point, said point being the beginning of a compound curve to the right, having a radius of 50.00 feet, a central angle of 62 deg. 53 min. 16

sec., and subtended by a chord which bears North 31 deg. 12 min. 41 sec. West and a chord distance of 52.17 feet; thence along the arc of said curve, a distance of 54.88 feet; thence North 27 deg. 20 min. 32 sec. West a distance of 224.30 feet to the point of beginning; being situated in Shelby County, Alabama.

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, restricts and rights-of-way of record, if any.

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 **JOE A. SCOTCH, JR.** and **WAYNE J. SCOTCH** in the Property to Grantee.

This General Warranty Deed conveys the same property that is described in that certain Mortgage Foreclosure Deed executed by James V. Spencer, III, in his capacity as Auctioneer, as grantor, recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20110209000046870.

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

Grantors do for themselves, and for theirs 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.

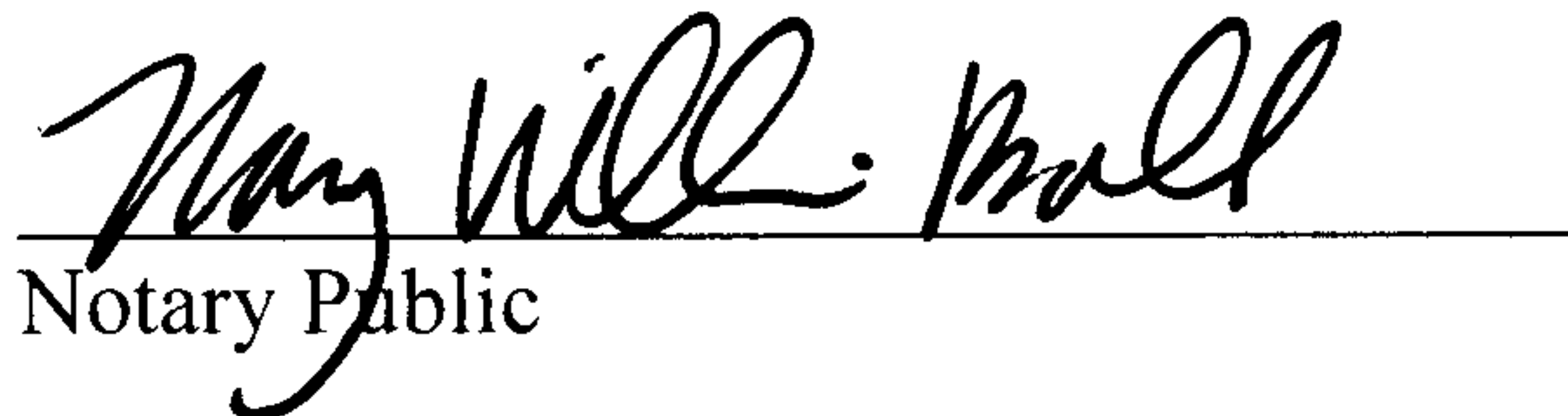
[Signature on Next Page]


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


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

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 \$ 193,800.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other 2012 Tax Assessor's Records
☐ Closing Statement

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 4/5/13

Print WAYNE J. Scotch

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

Unattested

(verified by)

Print Form



20130905000362040 5/5 \$220.00
Shelby Cnty Judge of Probate, AL
09/05/2013 03:50:44 PM FILED/CERT

Form RT-1