


This Instrument Prepared By:  
Crystal H. Holmes, Esquire  
SIROTE & PERMUTT, P.C.  
P.O. Box 55727  
Birmingham, Alabama 35255-5727

Send Tax Notice to:  
J&W Shelby County, LLC  
110 Scotch Drive, Ste 101  
Birmingham, Alabama 35242

STATE OF ALABAMA )

SHELBY COUNTY )

  
20140423000120000 1/6 \$1254.00  
Shelby Cnty Judge of Probate, AL  
04/23/2014 02:56:07 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**JOE A. SCOTCH, JR., and WAYNE J. SCOTCH**, individual residents of the State of Alabama, whose mailing address is 110 Scotch Drive, Suite 101, Birmingham, Alabama 35242 (herein collectively referred to as the "Grantor"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**J&W SHELBY COUNTY, LLC**, an Alabama limited liability company, whose mailing address 110 Scotch Drive, Ste 101, Birmingham, Alabama 35242 (herein referred to as the "Grantee"), the following described real property situated in Shelby County, Alabama (herein referred to as the "Real Estate"), to-wit:

**SEE EXHIBIT A**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenement, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto belonging or in anywise appertaining to the Real Estate (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Real Estate, to the centerline thereof, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Real Estate by reason of change of grade of any street).

**This conveyance is made subject to the taxes for the year 2014 and subsequent years which are not yet due and payable and matters of record.**


**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**NOTE** the property herein conveyed is NOT the homestead of either of the Grantors nor their spouses.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Real Estate against the

lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

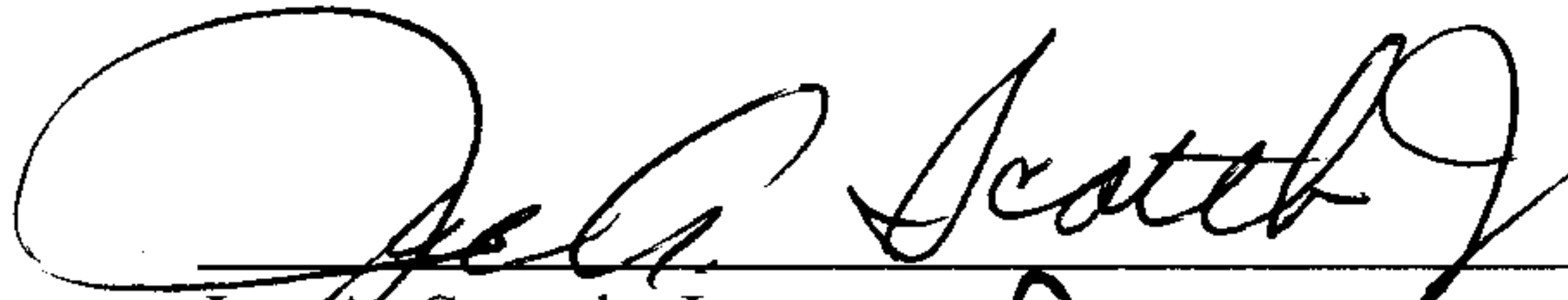
[Signatures appear on the following page.]

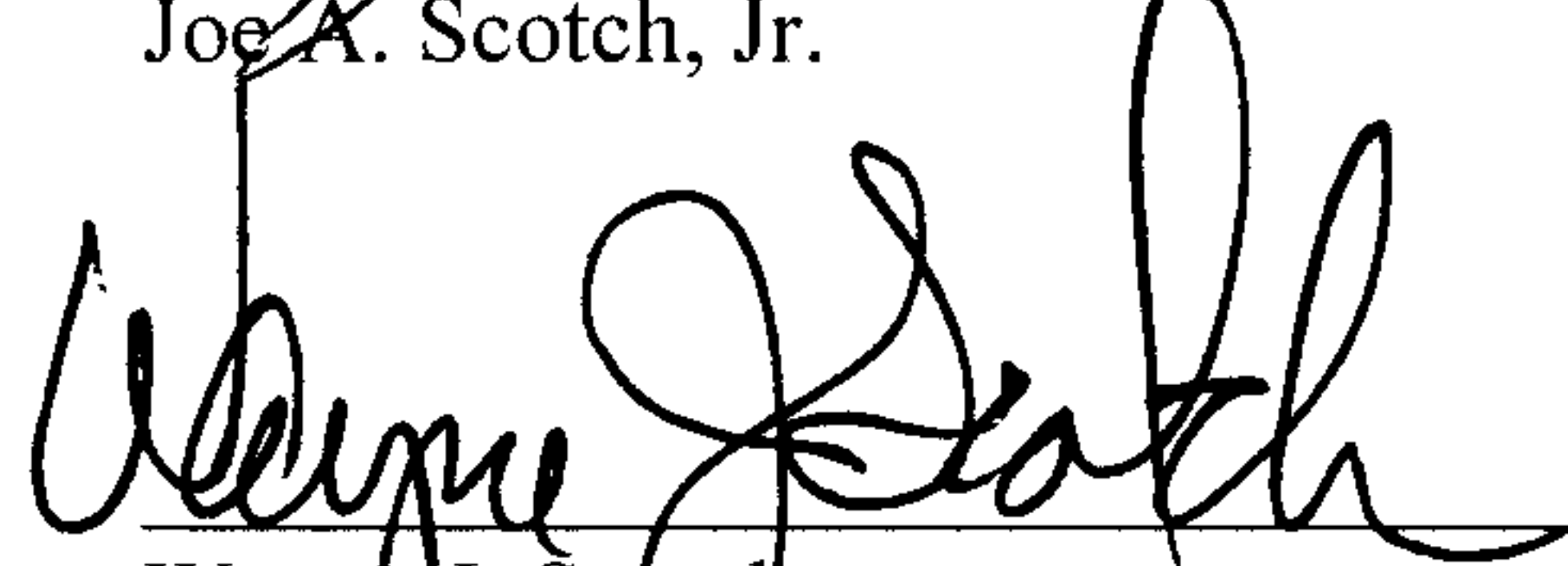


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IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal by and through its duly authorized members on this 21<sup>st</sup> day of April, 2014.

“Grantor”

  
\_\_\_\_\_  
Joe A. Scotch, Jr.

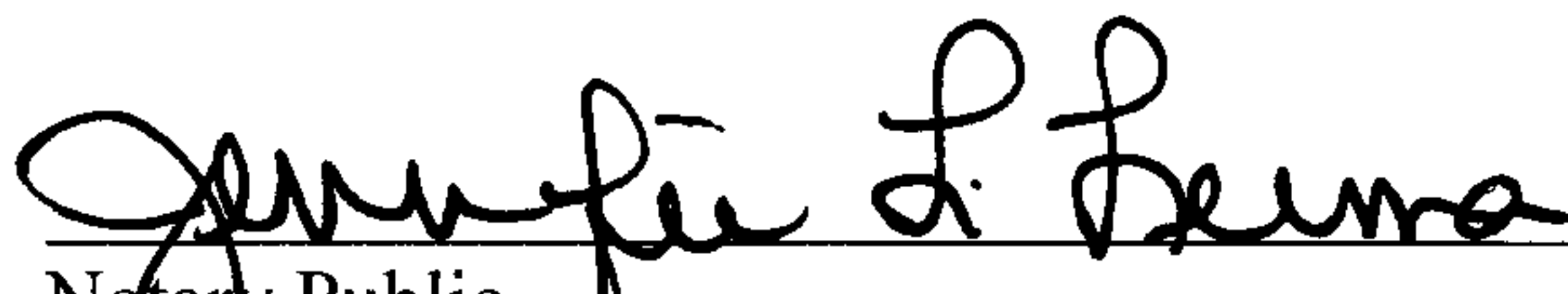
  
\_\_\_\_\_  
Wayne J. Scotch

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

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 instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of April, 2014.

(SEAL)

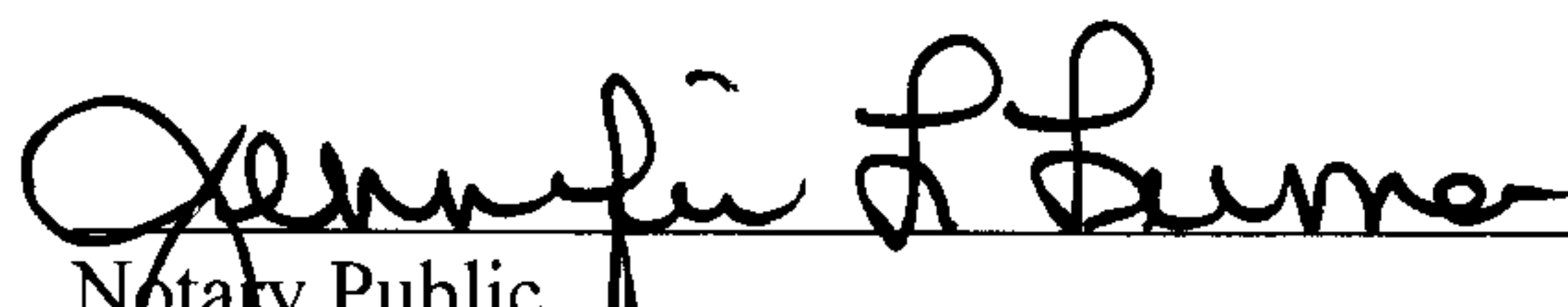
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
**MY COMMISSION EXPIRES 10/01/2016**


STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

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 instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of April, 2014.

(SEAL)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
**MY COMMISSION EXPIRES 10/01/2016**

  
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**Exhibit A  
Legal  
Description**

**Parcel I**

A parcel of land located in the Southwest quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of Section 31, Township 19 South, Range 2 West, thence run North along the quarter line 506.79 feet; thence left 121 degrees, 25 minutes, 36 seconds, 1,325.96 feet; thence right 129 degrees, 39 minutes, 13 seconds, 359.51 feet to the point of beginning; thence left 90 degrees, 00 minutes, 00 seconds, 136.86 feet, thence right, 90 degrees, 00 minutes, 00 seconds, 119.00 feet; thence left 45 degrees, 00 minutes, 00 seconds, 10.10 feet; thence right 45 degrees, 00 minutes, 00 seconds, 196.03 feet to a point on a curve to the left along the new southerly right of way line of Alabama Highway No. 119, said curve having a radius of 1979.89 feet, a central angle of 4 degrees, 11 minutes, 30 seconds and a chord distance of 144.81 feet; thence turn an interior angle left to the chord of 96 degrees, 04 minutes, 43 seconds easterly and run along the arc of the curve 144.84 feet, being along the new southerly right of way of Alabama Highway No. 119; thence turn an interior angle left from the curve chord of 83 degrees, 55 minutes, 19 seconds southerly 337.51 feet to the point of beginning.

Less and Except that portion of subject property dedicated as a public road by instrument recorded in Inst. No. 1996-22947.

Together with the following easements:

A: UTILITY EASEMENT: A non-exclusive, perpetual easement, running with the land, for underground utilities and the maintenance thereof on and under that portion of the property described on Exhibit C to the deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742 and incorporated by reference herein.

B: PARKING EASEMENT: A non-exclusive easement, running with land, for the parking of vehicles on that portion of the property conveyed to Cahaba Valley Station, LLC, in Inst. No. 1998-38719, as corrected in Inst. NO. 1999-07606, which Property is west of the ingress & egress easement as described on Exhibit D, deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742.

C: DUMPSTER EASEMENT: An exclusive, perpetual easement, running with the land for a garbage dumpster on that portion of the property as described on Exhibit E, to the deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742.

D: ACCESS EASEMENT: A non-exclusive, perpetual easement, running with the land for vehicular and pedestrian ingress & egress and for underground utilities over, across

and under that portion of the property conveyed to Cahaba Valley Station, LLC in Inst. NO. 1998-38719, as corrected in Inst. NO. 1999-07606, described on Exhibit D, to the deed recorded in Inst. No. 1999-21741 and Inst. No. 1999-21742.

E: Rights set forth in the road dedication recorded in Inst. NO. 1996-22947.

F: Ingress and Egress and other Rights (but not obligations) with respect to the "Frontage Road" as set out in Inst. NO. 1998-38719 as amended by Inst. No. 1999-07606; Probate Office of Shelby County, Alabama.

G: Rights in Driveway Easement set out in Exhibit B, Sign and Utility Easement set out in Exhibit C and Utility Easement set out in Exhibit D, all attached to deed recorded in Inst. No. 1996-24720, Probate Office of Shelby County, Alabama.

H: Rights contained in document recorded in Inst. NO. 1995-26512, Probate Office of Shelby County, Alabama.

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# 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 A. Scotch, Jr. & Wayne J. Scotch | Grantee's Name: J&W Shelby County, LLC<br>110 Scotch Drive, Ste 101<br>Birmingham, Alabama 35242 |
|  |  |

Property Address:



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Date of Sale: April 21, 2014

Total Purchase Price \$

Or

Actual Value \$ 1,225,000

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 ☒ Appraisal  
☐ Sales Contract ☐ Other Shelby County Tax Assessor  
☐ 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 licenses 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 § 40-22-2 (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 § 40-22-2 (h).

Date 4-21-14

☐ Unattested  
☐ (verified by)

Print WAYNE J. Scotch  
Sign Wayne J. Scotch  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1