

To Clear title  
\$25,000

**QUIT CLAIM DEED**

20170725000266730

07/25/2017 01:32:14 PM

QCDEED 1/3

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Scotch Building and Development Company, Inc.** (herein referred to as Grantor) remisses, releases, quit claims, grants and sells unto **Joe A. Scotch, Jr., Myrna C. Scotch, Wayne J. Scotch, and Martha B. Scotch**, herein referred to as Grantees), all its title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Parcel II:**

Begin at the Southeast corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 19 South, Range 2 West, Shelby County; run thence North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; thence turn an angle to the left and run in a Southwesterly direction along the Southeast property lines of Lots 2, 3, 4, & 5, Wagon Trace Subdivision to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence turn an angle to the left and run in an Easterly direction along the South line of the said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section to the point of beginning.

**Parcel III:**

Begin at the Southeast corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama; run thence North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; run thence East along the South line of Lot 1, Wagon Trace Subdivision 47 feet to the point of beginning of the parcel herein described. The aforementioned South property line of Lot 1, Wagon Trace is a common boundary with the North property line of the property of Virgil M. Sims and Susan Marie Sims as recorded in Deed Book 234, Page 162, in Shelby County, Alabama. Run thence in an Easterly direction along the North line of the Sims Property to the westerly right of way line of Alabama Highway 119; turn an angle to the left and run in a Northeasterly direction along the Westerly right of way line of State Highway 119 to the South right of way line of Surrey Lane; thence turn an angle to the left and run along the meandering South right of way line of Surrey Lane to the Northeast corner of Lot 1, Wagon Trace Subdivision; turn an angle to the left and run South along the East property line of Lot 1, Wagon Trace to the Southeast corner of Lot 1, Wagon Trace, said corner being the point of beginning.

Less and except the following described property:

Part of a part of the S  $\frac{1}{2}$  of S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 13, Township 19 South, Range 2 West and described as follows: Commence at the SW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence North along West line of same 334.69 feet to the North line of said S  $\frac{1}{2}$  of S  $\frac{1}{2}$ ; thence 92°22'10"  $\frac{1}{4}$ " to the right East 618.88 ft. to the point of beginning; thence continue along the last named course 125.00 ft.; thence 93°46' to the right Southwest 150.25 ft.; thence 102°39' to the right Northwest 120.02 ft.; thence 73° 35' right North 116.00 ft. to the point of beginning.

Less and except the following described property:

Part of the S  $\frac{1}{2}$  of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 13, Township 19 South, Range 2 West and described as follows: Commence at the SW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence North along the West line of same 334.69 ft. to the North line of said S  $\frac{1}{2}$  of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 13; thence 92°22'10"  $\frac{1}{4}$ " to the right East 743.88 ft. to the point of beginning; thence continue along the last named course 160.00 ft. to the Westerly right of way line of State Highway No. 119, said point being on a curve to the right having an angle of 1° 40', a Radius of 6538.11 ft.; thence 122°28' to the right of the chord of said curve along the arc 200.00 ft.; thence 73°57' to the right of the chord of curve Northwest 64.65 ft.; thence 77° 29' to the right Northeast 150.25 ft. to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.



IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 25 day of July, 2017

Scotch Building and Development Company, Inc.

By: 

Joseph A. Scotch, Jr.

Its: Vice President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Scotch, Jr. whose name as the Vice President of Scotch Building and Development Company, Inc., 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 25<sup>th</sup> day of July, 2016.

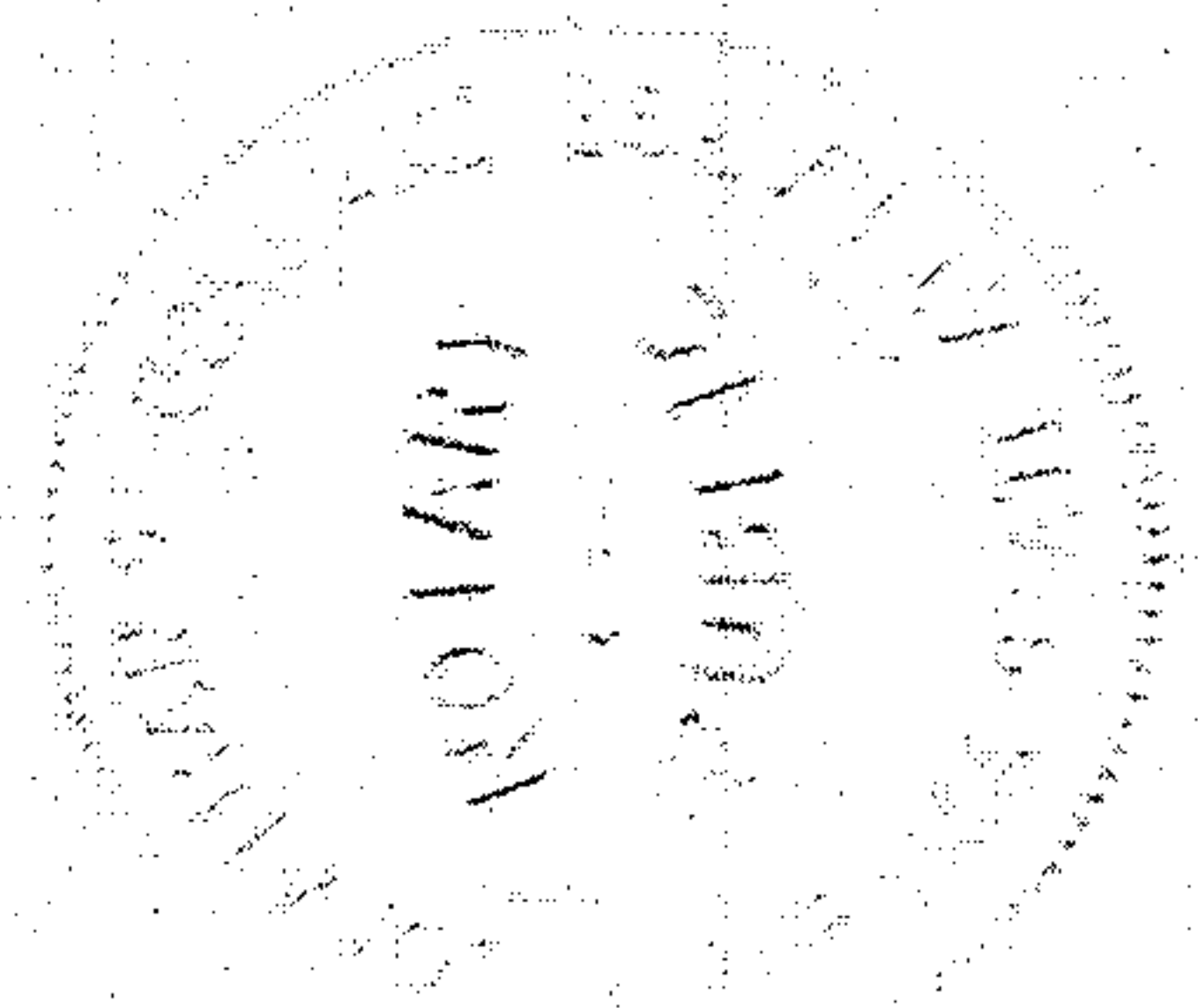
My Commission Expires

{AFFIX SEAL}

**MY COMMISSION EXPIRES**  
**DECEMBER 19, 2017**

  
Notary Public

This instrument prepared by:  
Luke A. Henderson, Esq.  
17 Office Park Circle #150  
Birmingham, AL 35223



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Scotch Building &amp; Development</u>	Grantee's Name	<u>Joe, Myrna, Wayne &amp; Martha Scott</u>
Mailing Address	<u>503 Cahaba Park Circle Ste C</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>503 Cahaba Park Circle</u> <u>Birmingham, AL 35242</u>
Property Address	<u>5840 Cahaba Valley Rd</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>7/25/2017</u>
		Total Purchase Price	\$ <u>25,000</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> 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 7/25/17

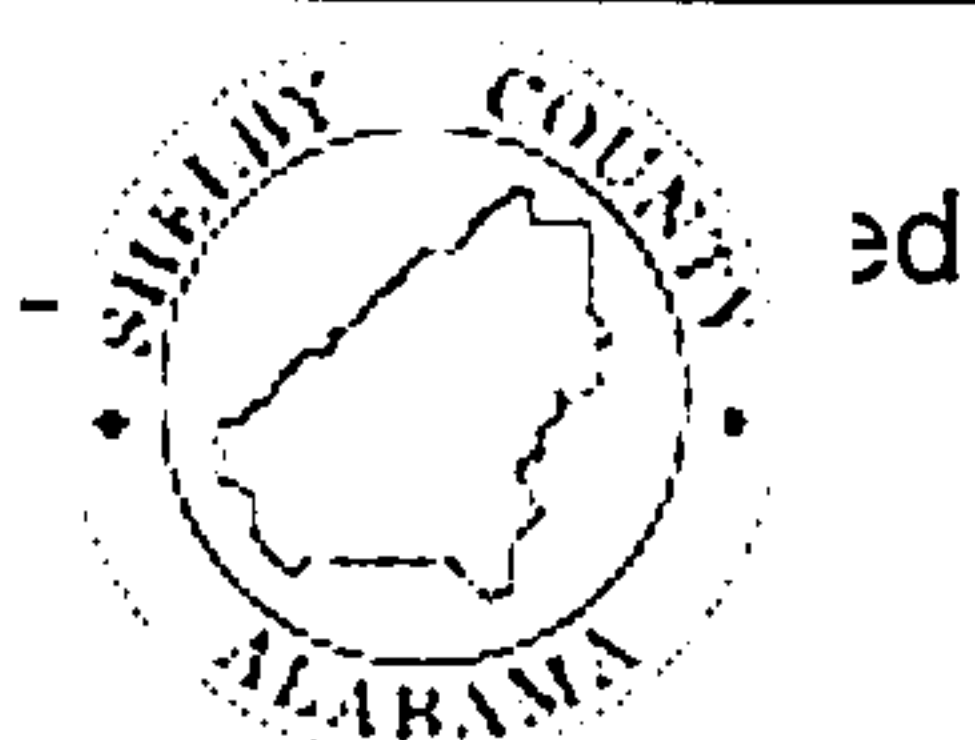
Print

Luke A Henderson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL (verified by)  
07/25/2017 01:32:14 PM  
\$46.00 DEBBIE  
20170725000266730


**Form RT-1**