

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Hunter William Bruce and Jane Bruce  
3109 Lake Highland Lane  
Birmingham, AL 35242

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **TWO HUNDRED FORTY ONE THOUSAND AND NO/100 (\$241,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **WAYNE J. SCOTCH, JR. and STEFANI K. SCOTCH, husband and wife,** and **JAMES S. CLEMMER, JR. and PATRICIA S. CLEMMER, husband and wife,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **HUNTER WILLIAM BRUCE and JANE BRUCE,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

See Exhibit A Attached Hereto for Legal Description

Subject to:

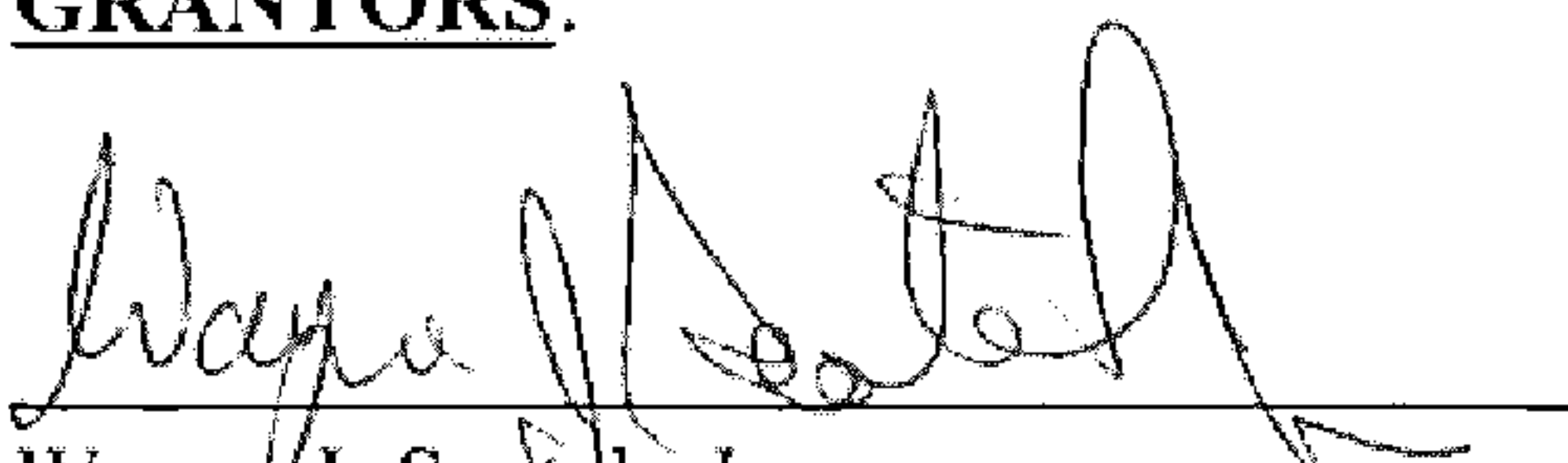
1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record

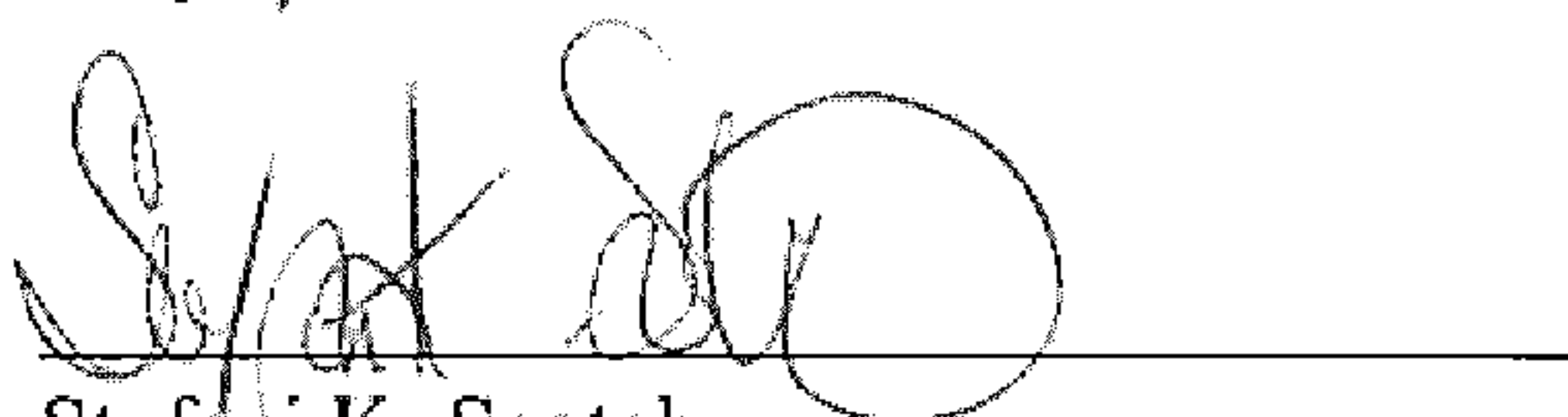
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 13, 2018.

**GRANTORS:**

  
Wayne J. Scotch, Jr.

  
Stefani K. Scotch

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Wayne J. Scotch, Jr. and Stefani K. Scotch, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Wayne J. Scotch, Jr. and Stefani K. Scotch each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 13, 2018.

  
C. Ryan Sparks, Notary Public

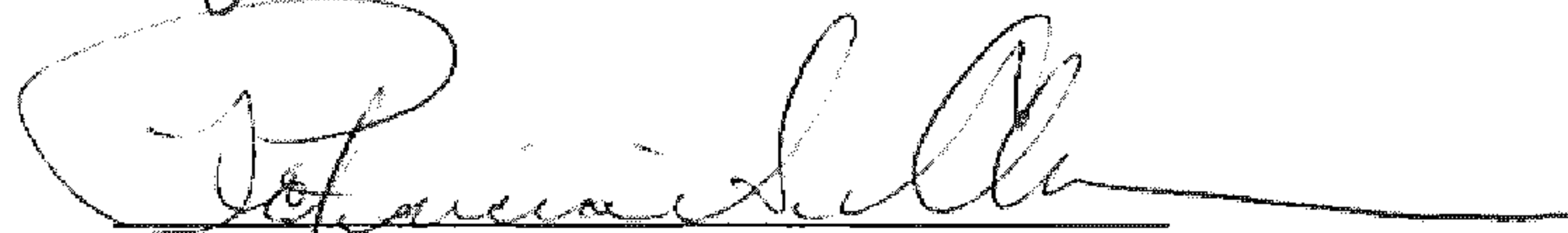
My Commission Expires: December 14, 2019



**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 13, 2018.

**GRANTORS:**

  
James S. Clemmer, Jr.

  
Patricia S. Clemmer

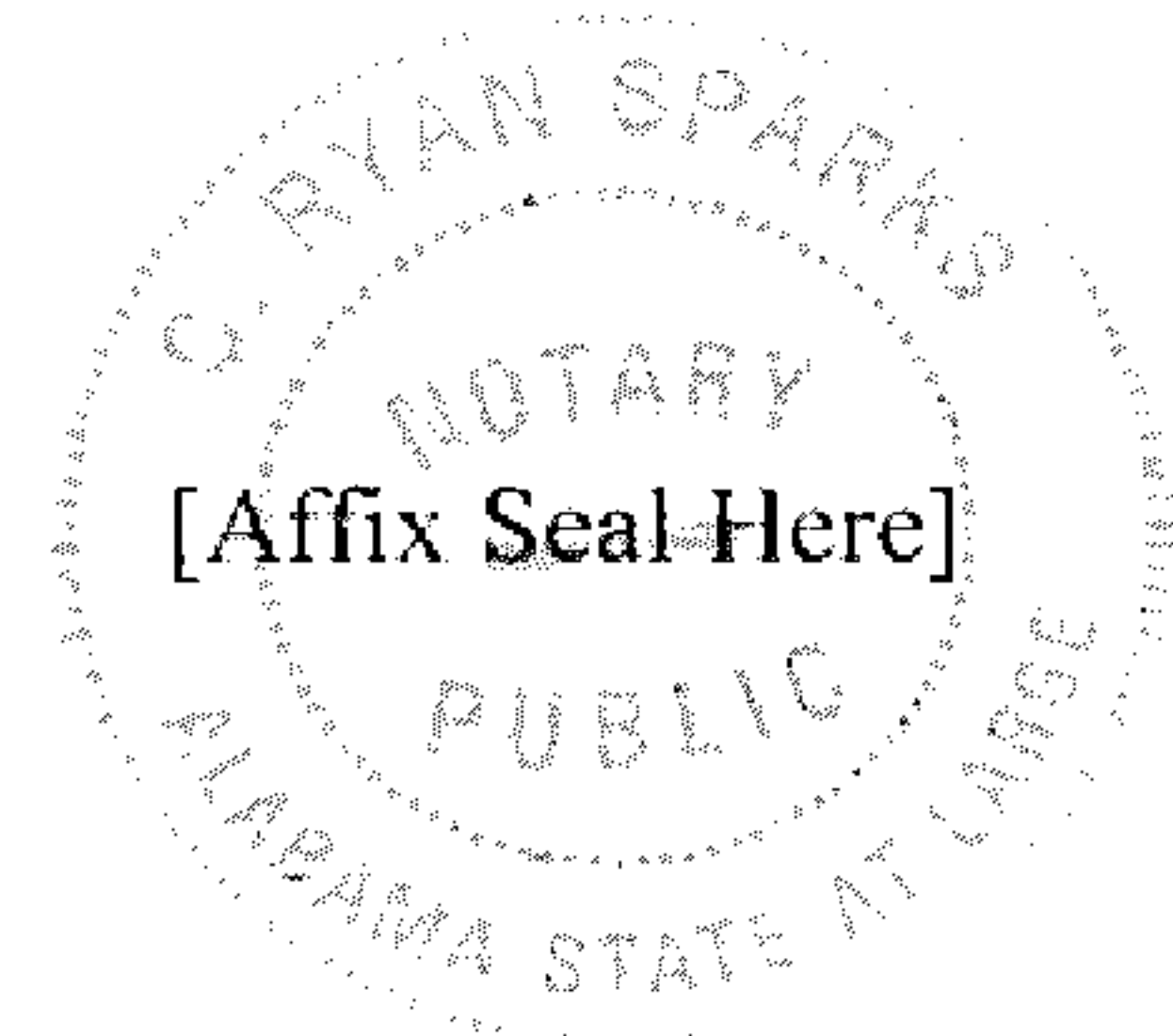
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James S. Clemmer, Jr. and Patricia S. Clemmer, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James S. Clemmer, Jr. and Patricia S. Clemmer each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 13, 2018.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



**EXHIBIT A – LEGAL DESCRIPTION**

A parcel of land situated in the Northeast quarter of the Northeast quarter of Section 3, Township 19 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at a found 3" capped pipe marking the Northeast corner of said quarter-quarter section; thence run South 00 Degrees 48 minutes 12 seconds East along the East line of said quarter-quarter for a distance of 412.50 feet to a set capped rebar stamped CA-560-LS and the Point of Beginning; thence continue South 00 Degrees 48 minutes 12 seconds East along the East line of said quarter-quarter for a distance of 496.89 feet to a found capped rebar stamped Paragon; thence leaving said East line South 89 Degrees 08 minutes 34 seconds West for a distance of 144.97 feet to a found ½" rebar; thence run South 11 Degrees 53 minutes 51 seconds West for a distance of 236.34 feet to a found capped rebar stamped Paragon; thence run South 51 Degrees 38 minutes 01 seconds East for a distance of 254.17 feet to a found 3" capped pipe marking the Southeast corner of said quarter-quarter section; thence run North 88 Degrees 27 minutes 27 seconds West for a distance of 890.18 feet to a point on the Easterly Southeasterly top of bank of the Cahaba River, said point lying North 88 degrees 27 minutes 27 seconds West for a distance of 20.00 feet from a set capped rebar stamped CA-560-LS for line; thence with the following calls along the top of bank of said Cahaba River; run North 29 Degrees 52 minutes 23 seconds East for a distance of 78.07 feet to a point; thence run North 44 Degrees 29 minutes 21 seconds East for a distance of 89.01 feet to a point; thence run North 46 Degrees 43 minutes 27 seconds East for a distance of 61.51 feet to a point; thence run North 36 Degrees 53 minutes 22 seconds East for a distance of 69.28 feet to a point; thence run North 37 Degrees 34 minutes 07 seconds East for a distance of 69.13 feet to a point; thence run North 33 Degrees 21 minutes 51 seconds East for a distance of 78.04 feet to a point; thence run North 32 Degrees 49 minutes 44 seconds East for a distance of 76.52 feet to a point; thence run North 43 Degrees 43 minutes 37 seconds East for a distance of 67.72 feet to a point; thence run North 27 Degrees 10 minutes 13 seconds East for a distance of 74.18 feet to a point; thence run North 46 Degrees 43 minutes 32 seconds East for a distance of 98.22 feet to a point; thence run North 34 Degrees 04 minutes 44 seconds East for a distance of 65.08 feet to a point; thence run North 30 Degrees 03 minutes 16 seconds East for a distance of 83.14 feet to a point; thence run North 33 Degrees 50 minutes 48 seconds East for a distance of 82.05 feet to a point; thence run North 21 Degrees 44 minutes 25 seconds East for a distance of 76.24 feet to a point; said point lying South 89 Degrees 07 minutes 35 seconds West from a set capped rebar stamped CA-560-LS for line; thence leaving said top of bank run North 89 Degrees 07 minutes 35 seconds East for a distance of 259.02 feet to the Point of Beginning.

Together with rights in and to a non-exclusive easement for ingress and egress as recorded in Inst. No. 20051130000619420 and Inst. No. 20051123000609880.

## Real Estate Sales Validation Form

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

Grantor's Name	Wayne J. Scotch, Jr.	Grantee's Name	Hunter William Bruce
Mailing Address	Stefani K. Scotch 2874 Hwy 280 Collierville TN James S. Clemmer, Jr. Patricia S. Clemmer 829 Willow Brook Lane, Chelsea NC	Mailing Address	Jane Bruce 3109 Lake Highland Lane Birmingham, AL 35242
Property Address	Parcel of Land NE Quarter of the NE quarter of Section 3, Township 19 South, Range 2 WEst	Date of Sale	3/13/18
		Total Purchase Price \$	241,000.00
		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
 ☐ Appraisal  
☐ Sales Contract
 ☐ Other  
☐ 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 3/13/18

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2018 12:28:00 PM  
\$268.00 CHERRY  
20180315000085130

Form RT-1