

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
MIKE SCOTT  
3844 TIMBERLINE WAY  
VLSTAVIA AL.  
35243

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars (**\$157,500.00**) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Holland Real Estate Company, LLC, Grantor (herein referred to as Grantor, whether one or more) whose mailing address is P.O. Box 1008, Alabaster, AL 35007, grant, bargain, sell and convey unto (herein referred to as Grantees) Michael L. Scott and Angela H. Scott, whose mailing address is 3844 TIMBERLINE WAY VLSTAVIA, AL. 35243, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is off Highway 331, Shelby County, Alabama, Parcel ID 14-7-36-0-000-002.000 to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2013 and thereafter (it being understood that the taxes for the easement parcel described herein are to be paid by the owner of Shelby County Parcel 14-7-36-0-003-004); (2) Mineral and mining rights not owned by the Grantor; (3) The fact that the property has been subject to a current use assessment; (4) Easement granted to Alabama Power Company in Instrument # 1995/12809; (5) Rights and obligations contained in Grant of Easement as recorded in Instrument # 20120807000288920.

Grantor represents and warrants that there are no fire dues owing against the property conveyed herein.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned, Holland Real Estate Company, LLC, has hereunto set his hand and seal, this the 3 day of 2013.

Shelby County, AL 06/04/2013  
State of Alabama  
Deed Tax: \$157.50


*JMV*  
Holland Real Estate Company, LLC

By: Clay M. Holland  
Clay M. Holland, Authorized Manager

**STATE OF ALABAMA )**  
**JEFFERSON COUNTY )**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay M. Holland as the Authorized Manager of Holland Real Estate Company, LLC, 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 3<sup>rd</sup> day of June, 2013.

  
20130604000228340 1/3 \$175.50  
Shelby Cnty Judge of Probate: AL  
06/04/2013 03:04:00 PM FILED/CERT

9-2  
Notary Public  
My Commission Expires: 3.1.14



EXHIBIT 'A'  
HOLLAND REAL ESTATE COMPANY, LLC  
TO  
SCOTT


A part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 20, Range 2 West being more particularly described as follows:

Begin at the Northwest corner of the Northeast  $\frac{1}{4}$  Northwest  $\frac{1}{4}$  of Section 36, Township 20 South, Range 2 West; thence S  $89^{\circ}39'08''$  E, along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 695.04'; thence, leaving said  $\frac{1}{4}$   $\frac{1}{4}$  Section line S  $0^{\circ}01'40''$  W a distance of 2848.78'; thence N  $81^{\circ}53'50''$  W a distance of 657.75'; thence N  $0^{\circ}52'54''$  W a distance of 2760.62' to the point of beginning. All being situated in Shelby County, Alabama.

TOGETHER WITH:

A Non-exclusive easement for Ingress/Egress, Utility and Drainage Easement being more particularly described as follows:

Commence at the NE Corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence S  $00^{\circ}51'29''$  E, a distance of 1041.83' to the POINT OF BEGINNING OF SAID EASEMENT; thence S  $03^{\circ}17'23''$  E, a distance of 50.00'; thence N  $89^{\circ}39'06''$  W, a distance of 50.00'; thence N  $48^{\circ}05'24''$  W, a distance of 30.00'; thence N  $89^{\circ}39'07''$  W, a distance of 616.55'; thence S  $35^{\circ}19'41''$  W, a distance of 123.62' to a point Lying on the Easterly R.O.W. line of Shelby County Highway #331 (Firetower Road), 60' R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 668.85, a central angle of  $03^{\circ}02'35''$ , and subtended by a chord which bears N  $22^{\circ}17'59''$  W, and a chord distance of 35.52'; thence along the arc of said curve and said R.O.W. line, a distance of 35.52'; thence N  $35^{\circ}19'41''$  E and leaving said R.O.W. line, a distance of 120.22'; thence S  $89^{\circ}39'06''$  E, a distance of 701.45' to the POINT OF BEGINNING OF SAID EASEMENT

  
20130604000228340 2/3 \$175.50  
Shelby Cnty Judge of Probate, AL  
06/04/2013 03:04:00 PM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name  
Holland Real Estate Company, LLC  
Mailing Address  
P.O. Box 1008  
Alabaster, AL 35007  
Property Address  
Off Hwy 331, Shelby County, AL  
Parcel ID 14-7-36-0-000-002.000

Grantee's Name  
Michael and Angela Scott  
Mailing Address  
3844 Timberline Way  
Vestavia, AL 35243  
Date of Sale: June 3, 2013

Total Purchase Price \$157,500.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

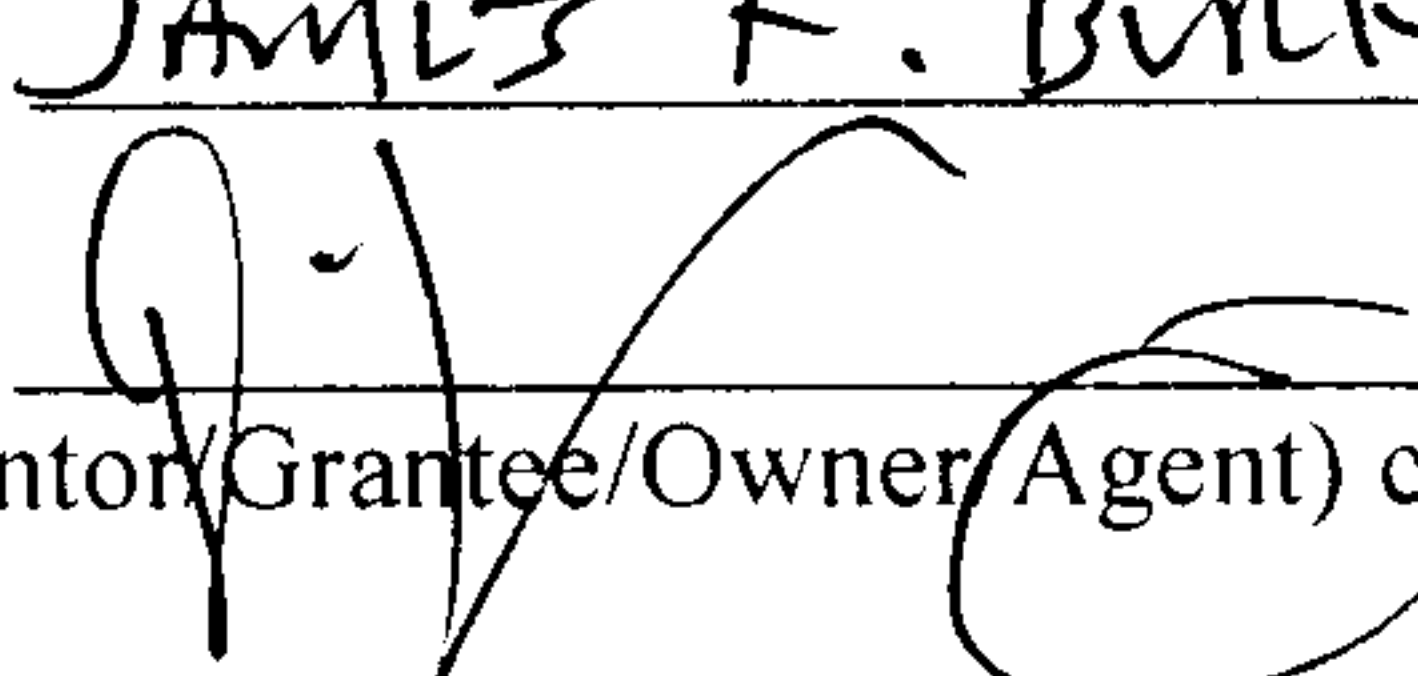
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)  
 Bill of Sale  Sales Contract  Closing Statement  Appraisal  
 Other

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).

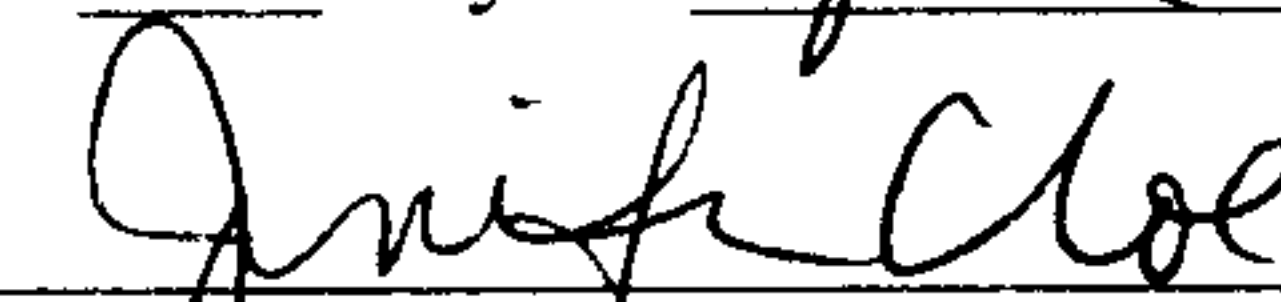
Date 6-3-13  
  
 Unattested  
  
 (Verified by)

Print JAMES F. BURFORD III  
Sign   
(Grantor/Grantee/Owner/Agent) circle one

**STATE OF ALABAMA)**  
**Jefferson COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of June, 2013.

  
Notary Public  
My Commission Exp. 10-22-14

