

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
Russell & Melissa Dennis
133 Willow Branch Lane
Chelsea, AL 35043

20150526000171590
05/26/2015 09:13:32 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of THREE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$304,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned **Scotch Building & Development Co., Inc.**, an Alabama corporation, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **RUSSELL J. DENNIS and MELISSA A. DENNIS, husband and wife**, (hereinafter referred to as Grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 110, according to the Survey of Willow Branch, Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **RUSSELL J. DENNIS and MELISSA A. DENNIS**, their heirs, successors and assigns forever, it being the intention of the parties to this

conveyance that on the event of Grantees' death, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **Scotch Building & Development Co., Inc.** has caused this conveyance to be executed and its seal affixed this the 22nd day of May, 2015.

Scotch Building & Development Co., Inc.

BY: Joe L. Scotch Jr.

ITS: President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe Scotch Jr., whose name as President of **Scotch Building & Development Co., Inc.**, an Alabama corporation, 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 said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of May, 2015.

Choi
Notary Public

My commission expires: _____

Jennifer Choi
Notary Public Alabama State at Large
My Commission Expires October 4, 2016

Real Estate Sales Validation Form

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

Grantor's Name Scotch Building & Development Co Inc
Mailing Address 503 Cahaba Park Circle
Suite C
Birmingham, AL 35242

Grantee's Name Russell Dennis & Melissa Dennis
Mailing Address 133 Willow Branch Lane
Chelsea, AL 35043

Property Address 133 Willow Branch Lane
Chelsea, AL 35043

Date of Sale 5/22/2015

Total Purchase Price \$ 304,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20150526000171590

05/26/2015 09:13:32 AM

DEEDS 3/3

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 5/22/2015

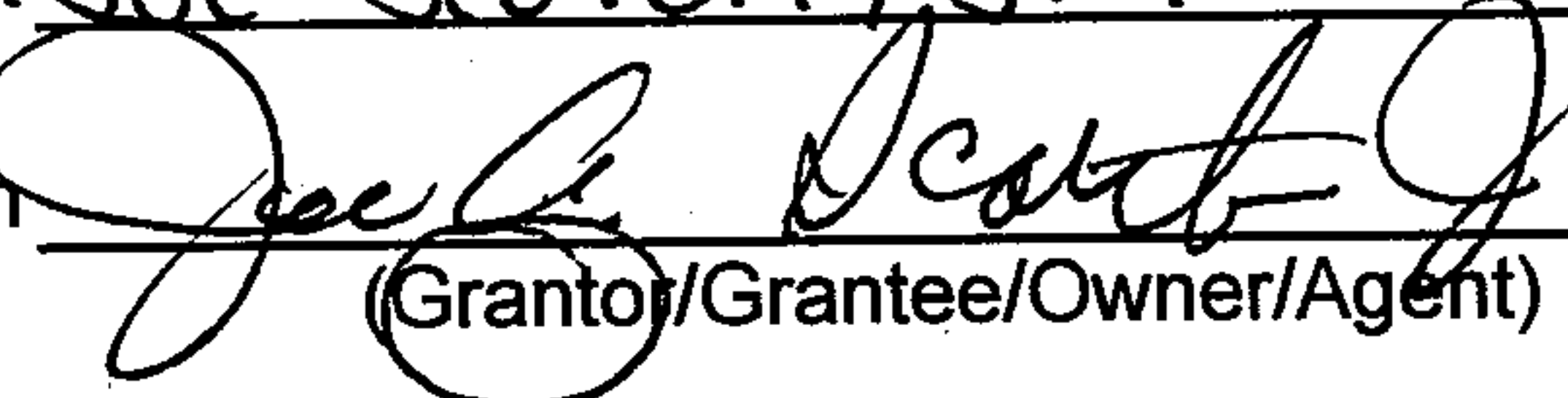
Unattested



(verified by)

Print Joe Scotch, Jr.

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/26/2015 09:13:32 AM
\$35.50 CHERRY
20150526000171590



Form RT-1