

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Jeremy W. Young and Elise D. Young
4995 Eagle Crest Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 (\$399,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Scotch Homes and Land Development Group, Inc., an Alabama corporation**, (hereinafter 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, **Jeremy W. Young and Elise D. Young**, (hereinafter 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

PARCEL 1: Lot 1 according to the final plat of Scotch Addition to Eagle Point, as recorded in Map Book 43, Page 61 in the Probate Office of Shelby County, Alabama.

PARCEL 2, FIELD LINE EASEMENT: Begin at the southwest corner of Lot 1 Scotch Addition to Eagle Point as recorded in Map Book 43 Page 61 in the Office of the Judge of Probate, Shelby County, Alabama and run in an easterly direction for a distance of 19.42 feet to a point; thence turn an interior angle to the left of 48 45 17 and run in a southwesterly direction for a distance of 58.56 feet to a point; thence turn an interior angle to the left of 92 47 15 and run in a northwesterly direction for a distance of 56.03 feet to a point; thence turn an interior angle to the left of 77 49 30 and run in a northeasterly direction for a distance of 81.58 feet to a point; thence turn an interior angle to the left of 50 37 59 and run in a southerly direction along the west line of said Lot 1 for a distance of 42.57 feet, more or less, to the point of beginning.

Subject To:
Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

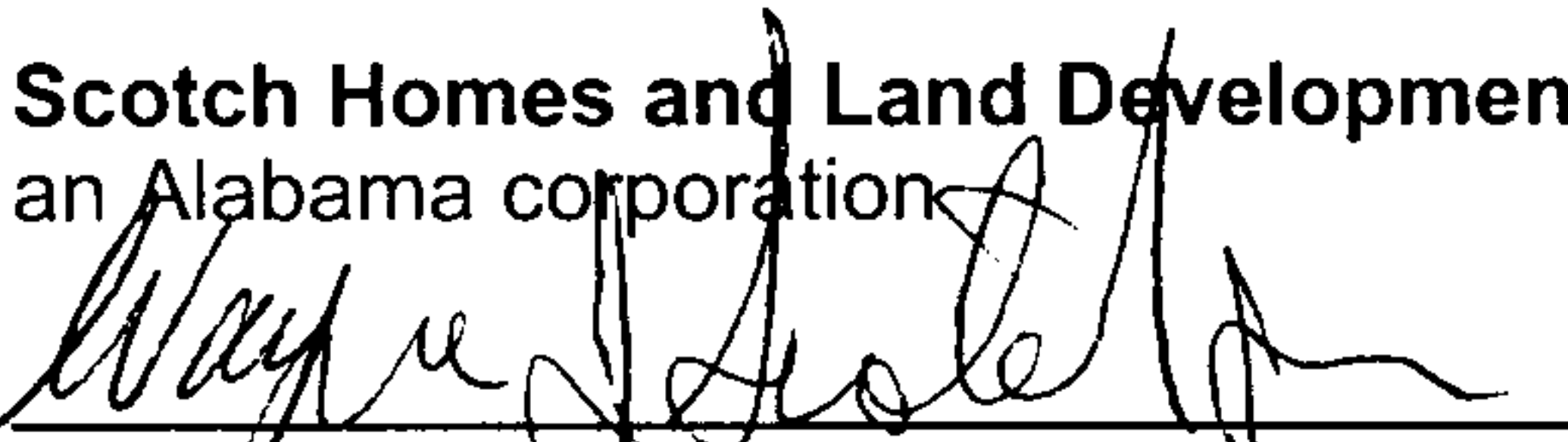
\$319,920.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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.

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 said 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, said GRANTORS have hereunto set their hands and seals this the **23rd** day of **December, 2013**.

Scotch Homes and Land Development Group, Inc.
an Alabama corporation

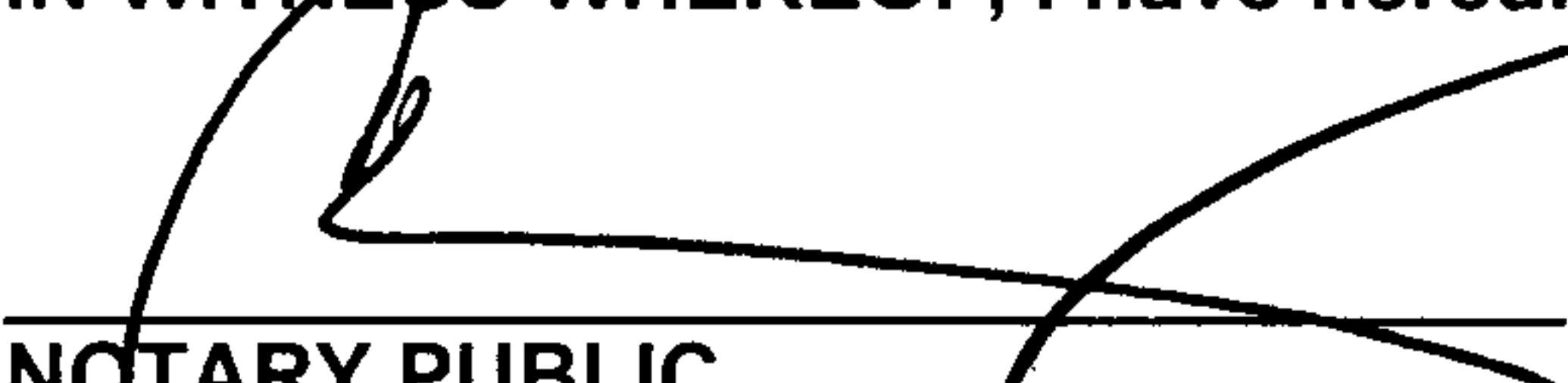

Wayne J. Scotch, Jr., President

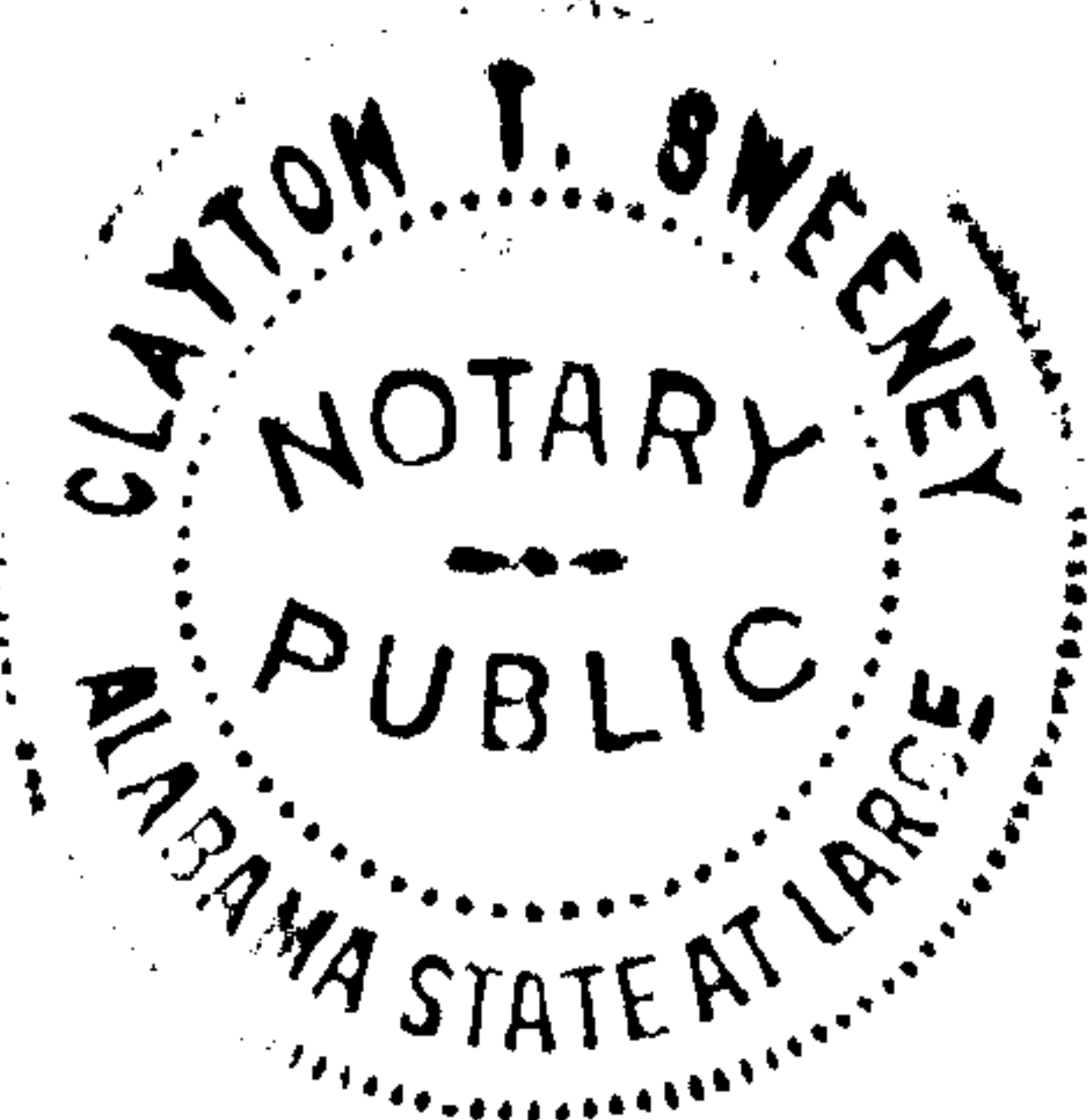

20131227000494130 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
12/27/2013 03:47:17 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wayne J. Scotch, Jr., whose name as President of Scotch Homes and Land Development Group, 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 the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of December, 2013.


NOTARY PUBLIC
My Commission Expires: **6/5/2015**



Shelby County, AL 12/27/2013
State of Alabama
Deed Tax: \$80.00

Real Estate Sales Validation Form

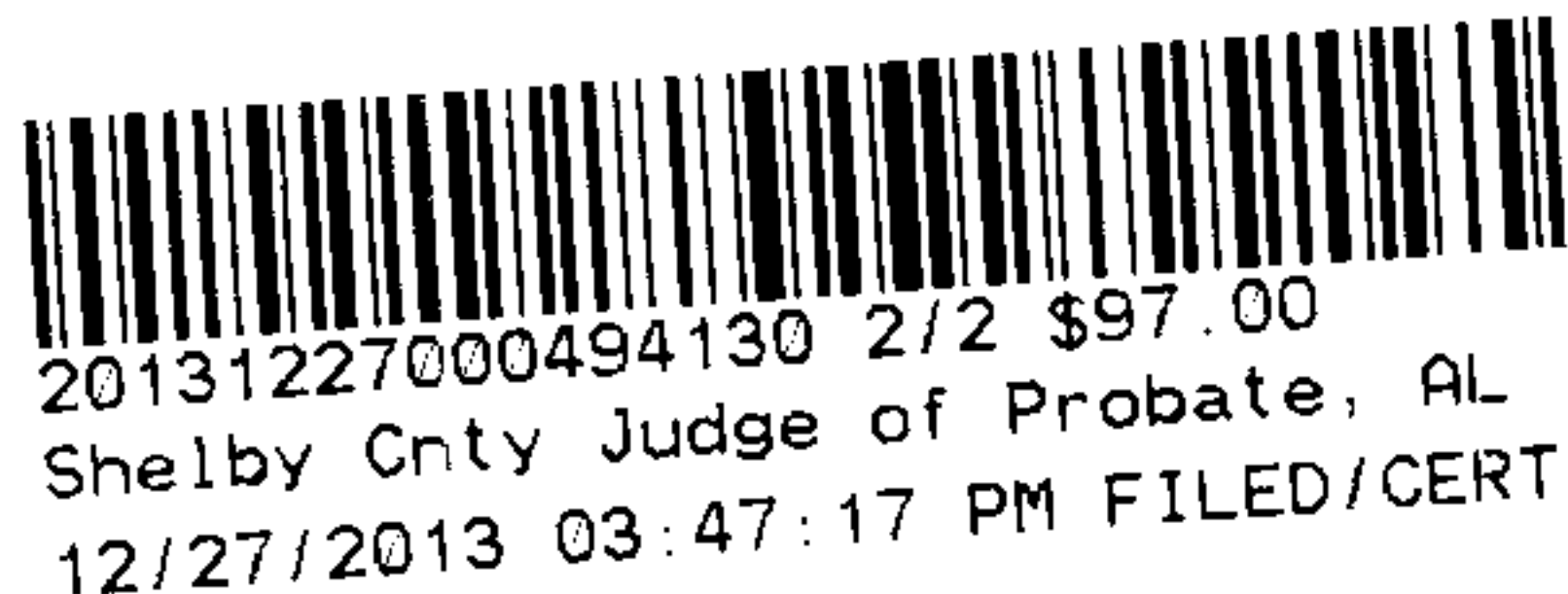
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Scotch Homes and Land Development Group, Inc.
Mailing Address 2024 Shandwick Terrace
Birmingham, AL 35242

Grantee's Name Jeremy W. Young
Mailing Address Elise D. Young
4995 Eagle Crest Rd.
Birmingham, AL 35242

Property Address 4995 Eagle Crest Rd.
Birmingham, AL 35242

Date of Sale December 23, 2013
Total Purchase Price \$ 399,900.00



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 _____

Print Scotch Homes and Land Development Group, Inc.
by Wayne J. Scotch, Jr., President

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1