

*Entire Consideration was paid For by Mortgages(9)
simultaneously*

This instrument was prepared by:
Wayne Scotch, Jr.

Send Tax Notice to:
Scotch Homes and Land Dev. Group. Inc
2024 Shandwick Terrace
Birmingham, AL 35242

CORPORATION WARRANTY DEED

20160111000009780

01/11/2016 11:08:56 AM

DEEDS 1/3

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE MILLION FIVE HUNDRED THOUSAND and NO/100 DOLLARS to the undersigned grantor, **Laurel Grove, Inc.** a corporation (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey to **Scotch Homes and Land Development, Inc** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Laurel Grove Subdivision as recorded in Map Book 45, Page 58 in the Probate Office of Shelby County, Alabama.

This is subject to that certain mortgage between Laurel Grove, Inc. and First Partners Bank as recorded in the Probate Office of Shelby County Alabama, Instrument #

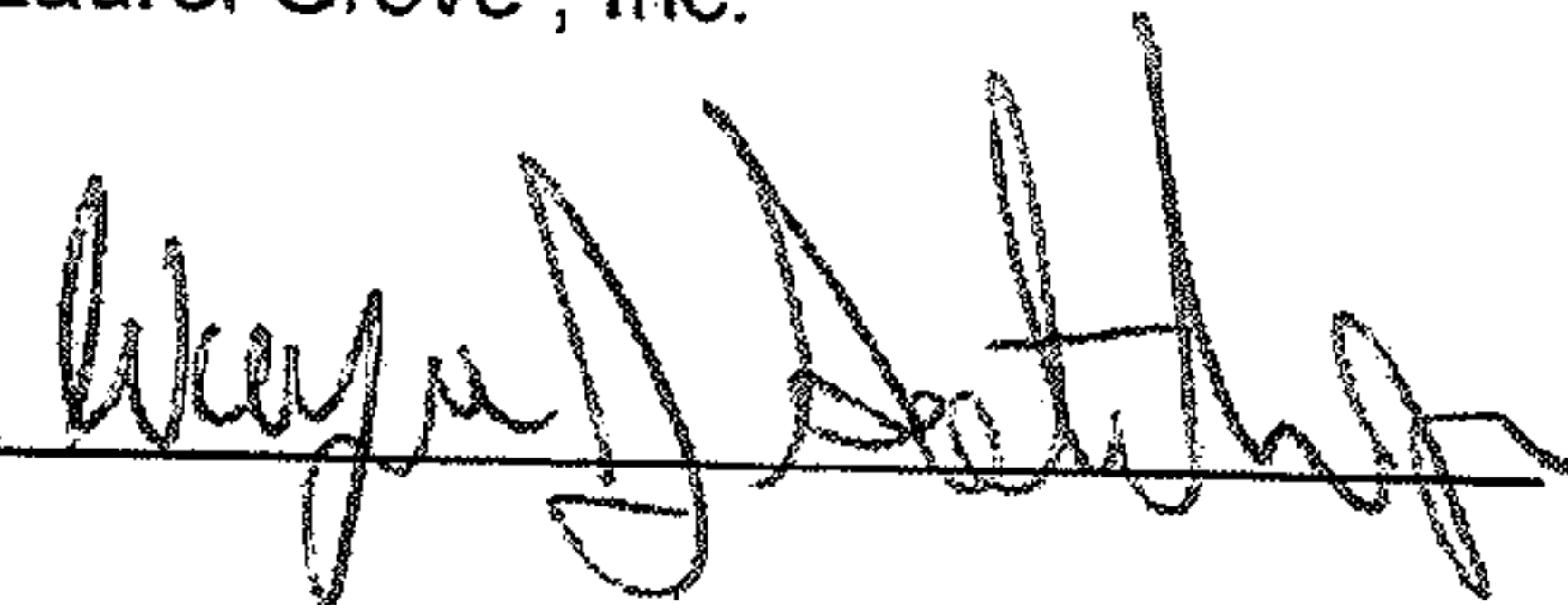
This conveyance is subject to taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.

And the said GRANTOR does, for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise stated above; that it has good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Wayne Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 8th day of December

Laurel Grove, Inc.

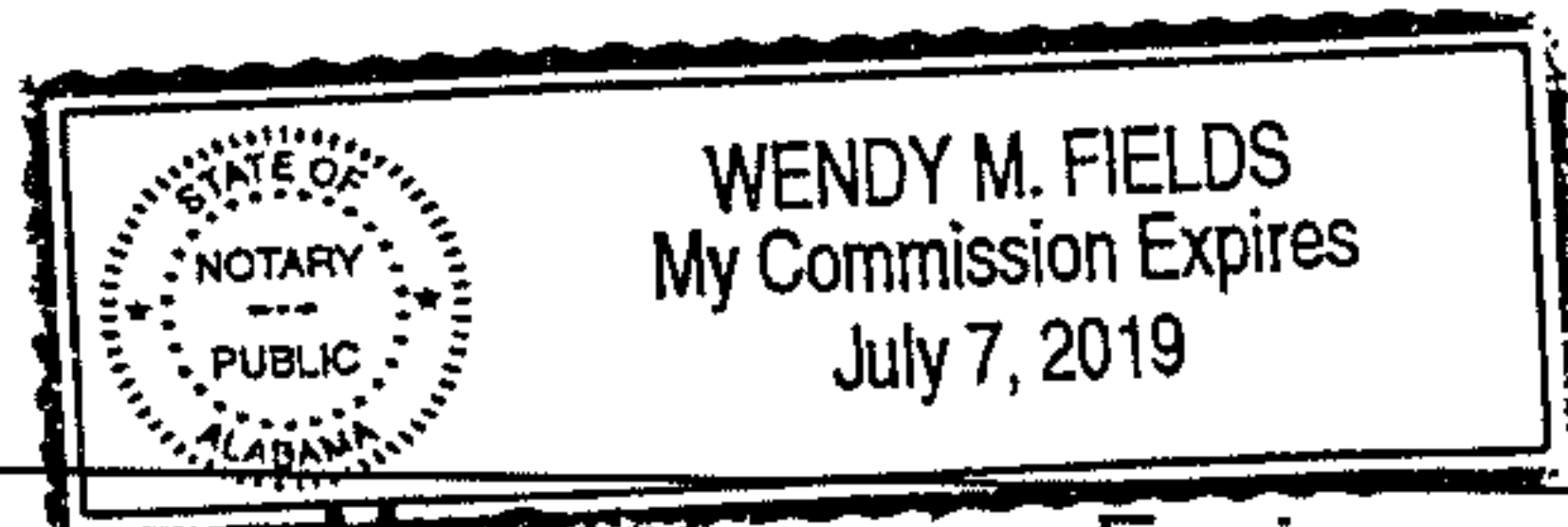
BY: 

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

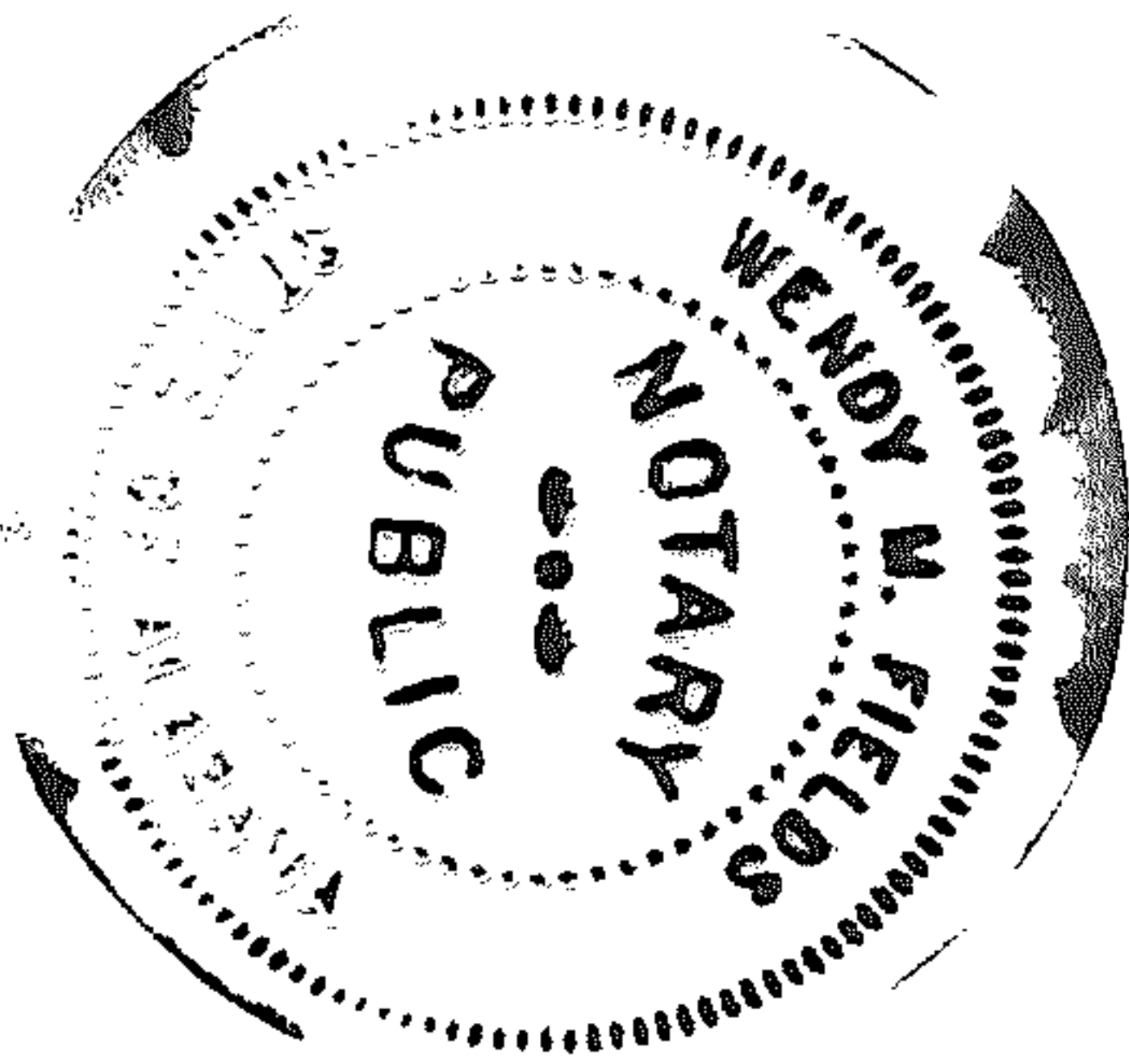
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Wayne Scotch, Jr., whose name as President of **Laurel Grove, Inc.** is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 8th day of December, 2015.



My Commission Expires

Wendy M. Fields
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name LAUREL GROVE, INC.
 Mailing Address 2024 SHANDWICK TERR
BIRMINGHAM, AL 35242

Grantee's Name SCOTCH HOMES & LAND DEVELOPMENT GROUP
 Mailing Address 2024 SHANDWICK TERR
BIRMINGHAM, AL 35242

Property Address LOTS 1-10 LAUREL GROVE SUBD
6001, 6004, 6005, 6008,
6009, 6012, 6013, 6016,
6017, 6021 LAUREL GROVE
CIRCLE

Date of Sale 12/8/15
 Total Purchase Price \$ 1,500,000.-
 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 12/8/15

Print CHRIS COTTON

Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/11/2016 11:08:56 AM
 \$21.00 CHERRY
 20160111000009780

(verified by)

[Signature]