

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

Send Tax Notice To:
Scotch Homes & Land Development Group, Inc.
2024 Shandwick Terrace
Birmingham, AL 35242

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twenty Five Thousand and 00/100 Dollars (\$25,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Steve Jager, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Scotch Homes & Land Development, Inc.**, (hereinafter referred to as GRANTEES), it's successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 615, according to the Survey of Deer Ridge Lakes Sector 6 Phase I, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor nor that of his spouse.

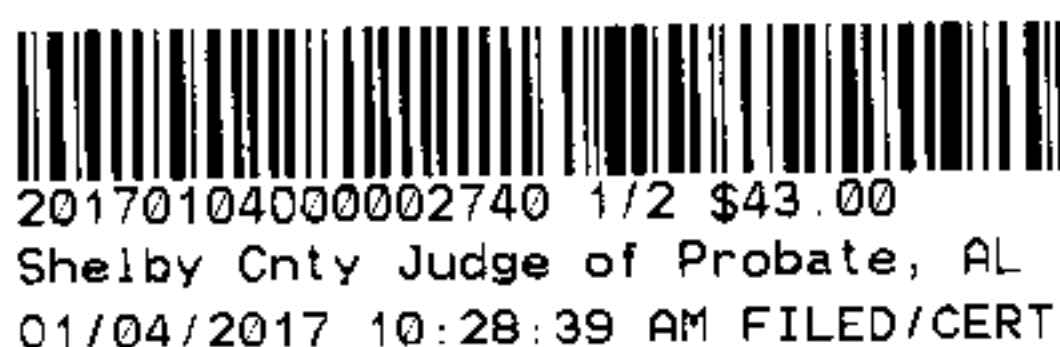
Subject To: Ad valorem taxes for 2017 and subsequent years now due and payable as of October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

The preparer of this instrument makes no representation as the status of the title conveyed herein.

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 GRANTEE, it's successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 23rd day of **December, 2016**.


Steve Jager



Shelby County, AL 01/04/2017
State of Alabama
Deed Tax: \$25.00

STATE OF ALABAMA }

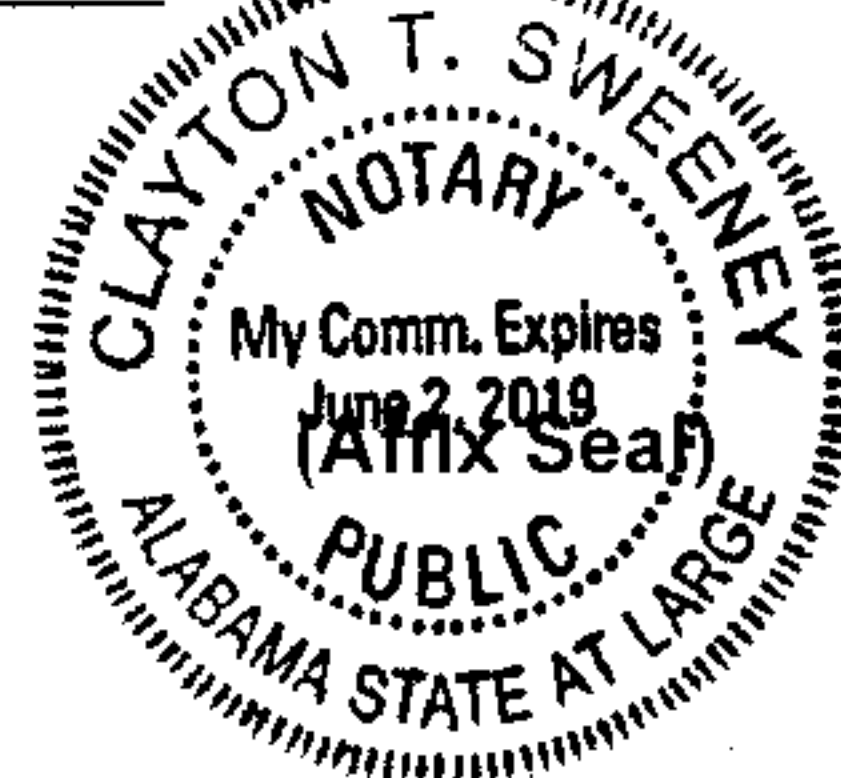
COUNTY OF Jefferson }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steve Jager, a married man, 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 the Instrument, he signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of **December, 2016**.


NOTARY PUBLIC

My Commission Expires: 6-2-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name	Steve Jager	Grantee's Name	Scotch Homes and Land Development Group, Inc.
Mailing Address	PO Box 380972 Birmingham, AL 35238	Mailing Address	2024 Shandwick Terrace Birmingham, AL 35242
Property Address	536 White Tail Run, Pelham, AL 35124	Date of Sale	December 23, 2016
		Total Purchase Price	\$ 25,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20170104000002740 2/2 \$43.00
Shelby Cnty Judge of Probate, AL
01/04/2017 10:28:39 AM FILED/CERT

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - property tax redemption |
| <input type="checkbox"/> 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 _____

Print Clayton T. Sweeney Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) Circle one