



20170331000109780 1/3 \$22.00

Shelby Cnty Judge of Probate, AL

03/31/2017 01:32:14 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
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

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned **Willow Lake First Sector, LLC, an Alabama limited liability company and Shady Hollow Development, 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 GRANTEE, **Scotch Homes & Land Development Group, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel I: Lots 126 and 127, 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.

Parcel II: Lot 113B, according to a Resurvey of Lots 113 and 114 of Willow Branch Sector 1, as recorded in Map Book 47, Page 16, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.
Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This deed is executed as required by the Articles of Organization and Operational Agreement, if any, of said limited liability company and same have not been modified or amended.

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, its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR, Willow Lake First Sector, LLC, by its Managing Member, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal this the 28th day of **March**, 2017.

Willow Lake First Sector, LLC

By:


Joe A. Scotch, Jr.,

Its: Managing Member

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

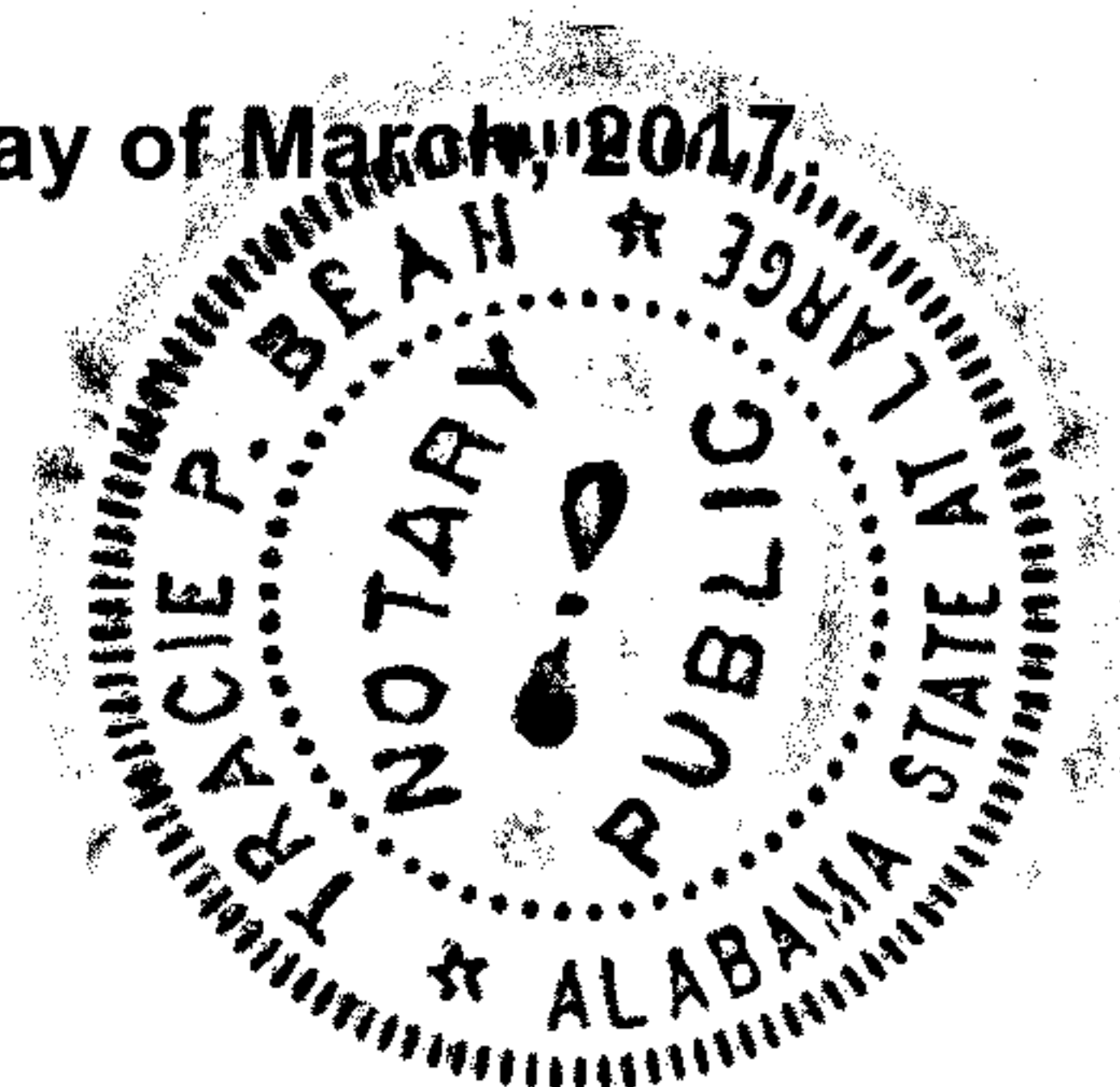
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joe A. Scotch, Jr., whose name as Managing Member of Willow Lake First Sector, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of March, 2017.

Tracie P. Bean

NOTARY PUBLIC

My Commission Expires: Feb. 2, 2019



IN WITNESS WHEREOF, the GRANTOR, Shady Hollow Development, Inc. by its President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal this the 28th day of March, 2017.

Shady Hollow Development, Inc.

By: Joe A. Scotch Jr.

Joe A. Scotch, Jr.,

Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

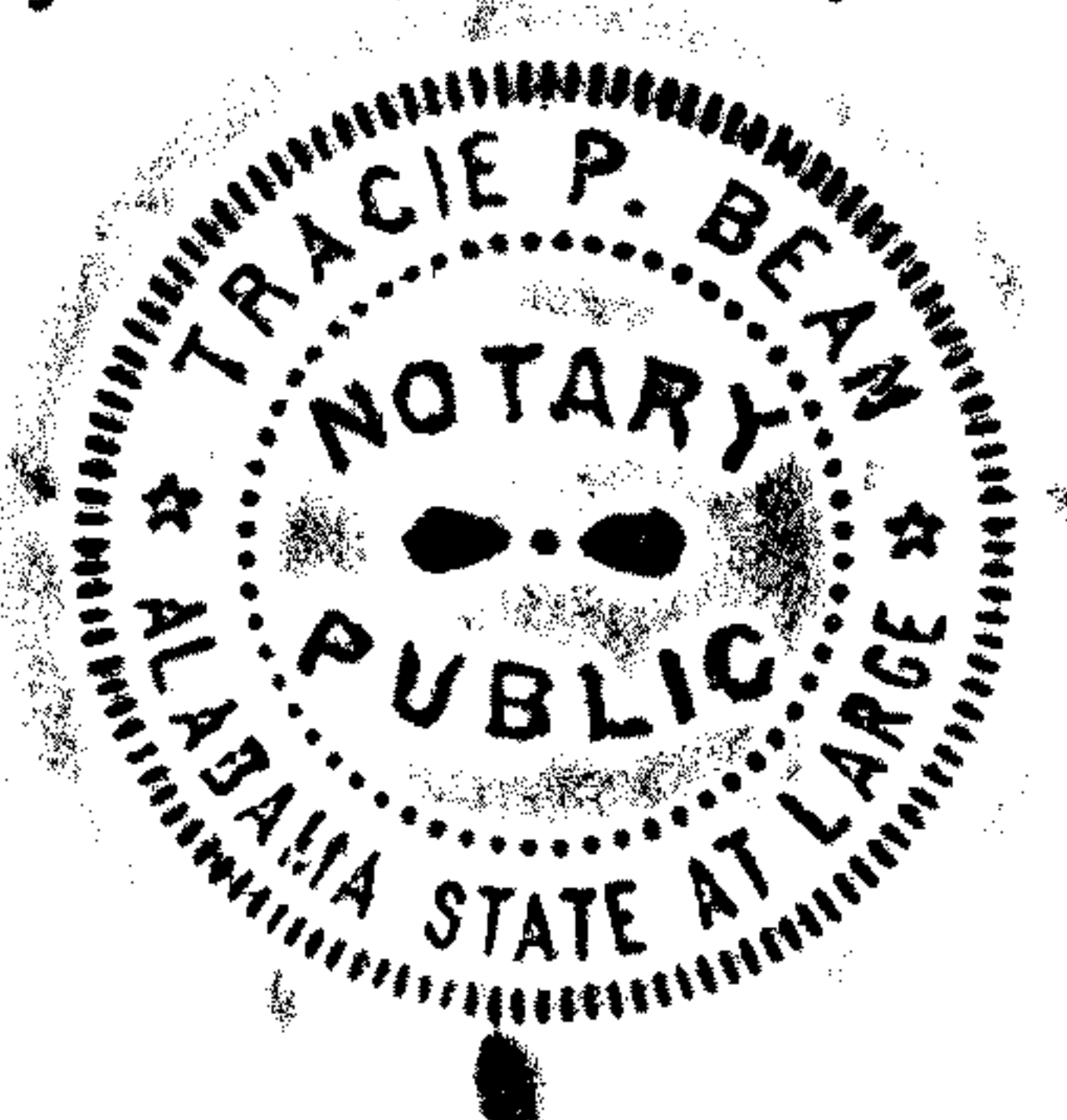
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joe A. Scotch, Jr., whose name as President of Shady Hollow Development, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being 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 28th day of March, 2017.

Tracie P. Bean

NOTARY PUBLIC

My Commission Expires: Feb. 2, 2019



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Real Estate Sales Validation Form

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

Grantor's Name Willow Lake First Sector, LLC and
Shady Hollow Development, Inc.

Grantee's Name Scotch Homes & Land
Development Group, Inc.

Mailing Address 110 Scotch Drive Suite 101
Birmingham, AL 35252

Mailing Address 2024 Shandwick Terrace
Birmingham, AL 35242

Property Address Lots 113B, 126 & 127 Willow Branch
Circle, Chelsea, AL 35043

Date of Sale March 28, 2017

Total Purchase Price \$ 78,000.00

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/ Assessor's Appraised Value
☐ Other – property tax redemption

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 At Law

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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