

This instrument was prepared by:
Joe A. Scotch
Birmingham, Alabama

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



20170419000132040 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
04/19/2017 09:10:26 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

SATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWENTY SIX THOUSAND FIVE HUNDRED and NO/100 DOLLARS** to the undersigned grantor(s), **WILLOW LAKE FIRST SECTOR, LLC** in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) do by these presents, grant, bargain, sell, and convey **TO SCOTCH HOMES AND LAND DEVELOPMENT GROUP, INC.** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

Lot 101 according to the Willow Branch Sector 1, as recorded in Map Book 38, Page 60 in the Probate Office of Shelby County, Alabama.

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.

GRANTOR does hereby warrant and will defend the title to said property against lawful claims of all persons or entities whomsoever claiming by, through or under grantor, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, Willow Lake First Sector, LLC, by its Managing Member, Joe A. Scotch, Jr. has hereto set its signature and seal this 13th day of April, 2017.

Willow Lake First Sector, LLC

BY: 
Joe A. Scotch, Jr.
Its Managing Member

Shelby County, AL 04/19/2017
State of Alabama
Deed Tax: \$26.50



20170419000132040 2/3 \$47.50
Shelby Cnty Judge of Probate AL
04/19/2017 09:10:26 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr., whose name 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 limited liability company.

Given under my hand and official seal, this 13th day of April, 2017

TRACIE P. BEAN
Notary Public, Alabama State At Large
My Commission Expires Feb. 2, 2019

My Commission Expires


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 Willow Lakes LLC
Mailing Address 110 Scotel Drive Suite 101
Birmingham AL 35242

Grantee's Name Scotel Homes & Land Dev. Corp
Mailing Address 2024 S. Highland Ave
Birmingham AL 35242


Property Address _____

Date of Sale 4-13-17
Total Purchase Price \$ 26,500
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 _____


20170419000132040 3/3 \$47.50
Shelby Cnty Judge of Probate, AL
04/19/2017 09:10:26 AM FILED/CERT

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 4/19/17

Print Wayne S Scotel

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1