

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Randall Scott  
Carol Scott  
126 Crest Drive  
Sterrett, AL 35147

20170510000162890  
05/10/2017 12:59:37 PM  
DEEDS 1/3

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Eight Thousand Five Hundred Dollars and No Cents (\$8,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Alicia Davis aka Alicia Towndrow, a married woman, whose mailing address is 508 Waterford Cove Circle, Calera, AL 35040** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randall Scott and Carol Scott, whose mailing address is 126 Crest Drive, Sterrett, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **126 Crest Drive, Sterrett, AL 35147**; to wit;

LOT 6, ACCORDING TO THE SURVEY OF CARDEN CREST, AS RECORDED IN MAP BOOK 35, PAGE 64, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Alicia Davis, the grantee recited in Instrument # 20100827000276240 is one and the same as Alicia Towndrow.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 35, Page 64.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20050708000343630 in the Probate Office of Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Deed Book 112, Page 111 and Deed Book 112, Page 114.

Right of Way to Shelby County, Alabama as recorded in Deed Book 95, Page 503.

Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument #2005203000056340.

50 foot Alabama Power Company Easement along the Westerly lot line as shown on recorded map.

Condemnation Order in favor of Alabama Power Company as recorded in Book 30, Page 766.

Easement granted to BellSouth Telecommunications, Inc. as recorded in Instrument #20050923000496830.

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



And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of May, 2017.



Alicia Davis aka Alicia Towndrow

State of Alabama

}

General Acknowledgment

Jefferson County

*Shelby*

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Alicia Davis aka Alicia Towndrow, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of May, 2017.

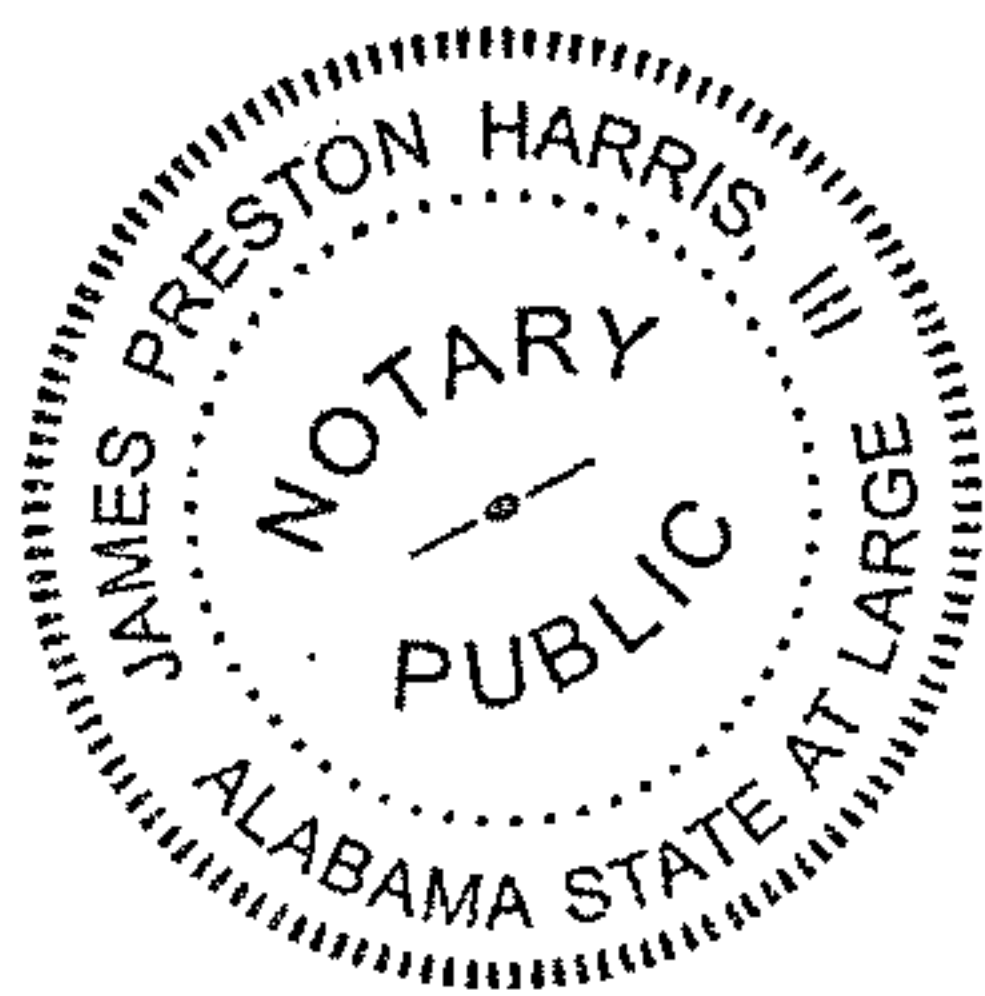


Notary Public, State of ALABAMA

the undersigned authority

Printed Name of Notary

My Commission Expires: 3/21/2018



## Real Estate Sales Validation Form

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

Grantor's Name	Alicia Davis aka Alicia Towndrow	Grantee's Name	Randall Scott Carol Scott
Mailing Address	508 Waterford Cove Circle Calera, AL 35040	Mailing Address	126 Crest Drive Sterrett, AL 35147
Property Address	126 Crest Drive Sterrett, AL 35147	Date of Sale	May 04, 2017
		Total Purchase Price	\$8,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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.

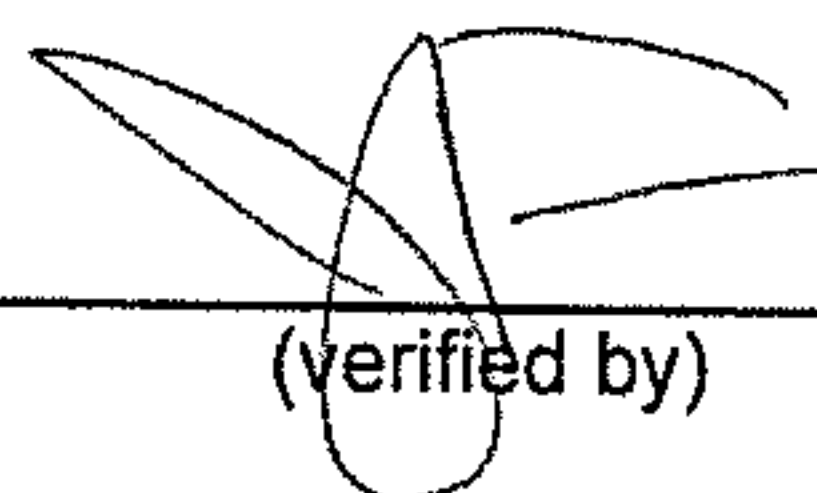
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 May 04, 2017

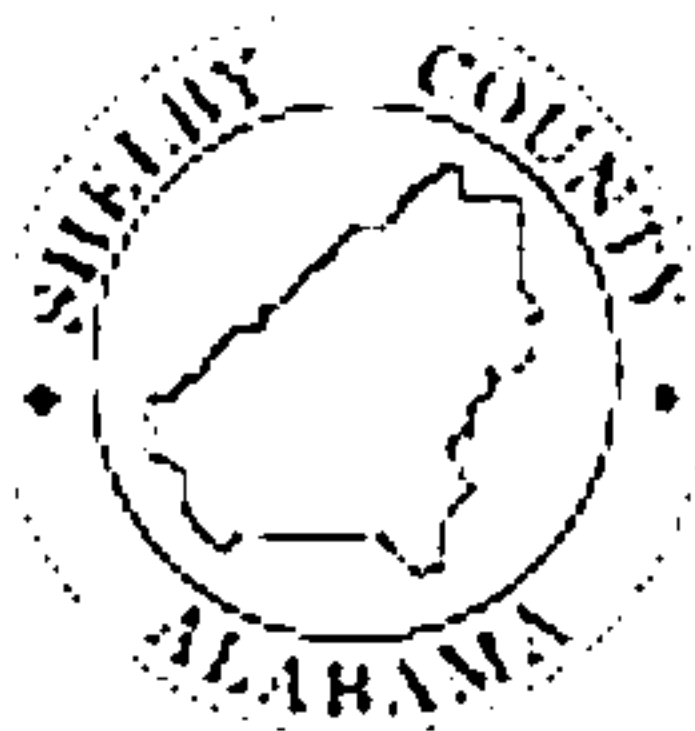
☐ Unattested

  
(verified by)

Print Alicia Davis aka Alicia Towndrow

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  
05/10/2017 12:59:37 PM  
\$29.50 CHERRY  
20170510000162890

