


This instrument was prepared by  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

  
20170614000210680 1/2 \$133.00  
Shelby Cnty Judge of Probate: AL  
06/14/2017 03:59:19 PM FILED/CERT

Send Tax Notice to:

Mr. & Mrs. Mike Scroggins  
100 Olmsted Street  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Fifteen Thousand and No/00 Dollars (\$115,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Thomas M. Reed, Jr. and wife Barbara Anne Reed**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Mike Scroggins and Carol P. Scroggins** (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**Lot 23, according to the map of Oak Harbour, Phase I, as recorded in Map Book 27, Page 87 in the Probate Office of Shelby County, Alabama.**


Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

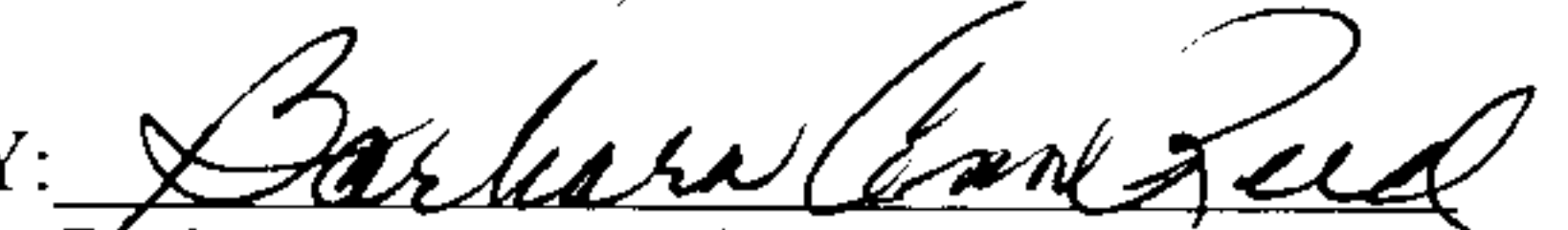
Thomas M. Reed, Jr. and Barbara Anne Reed are one and the same as Thomas Morris Reed, Jr. and Barbara Ann Reed.

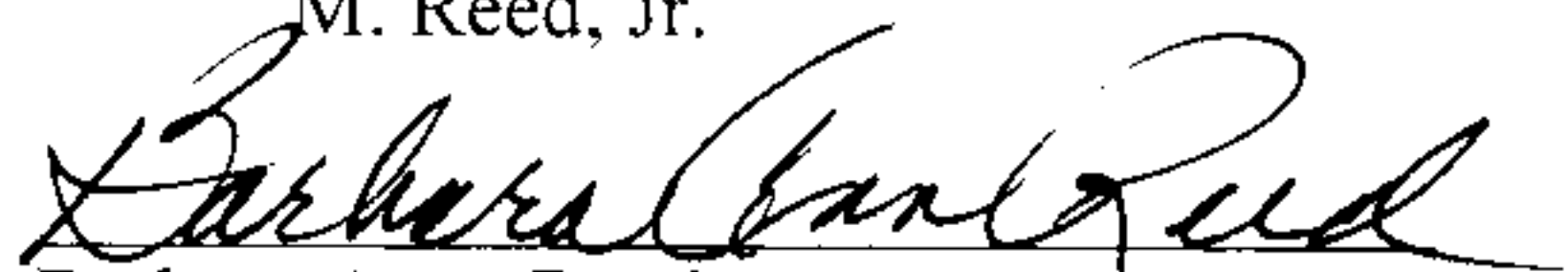
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 13<sup>th</sup> day of June, 2017.

  
Thomas M. Reed, Jr.

BY:   
Barbara Anne Reed, as Agent for Thomas  
M. Reed, Jr.

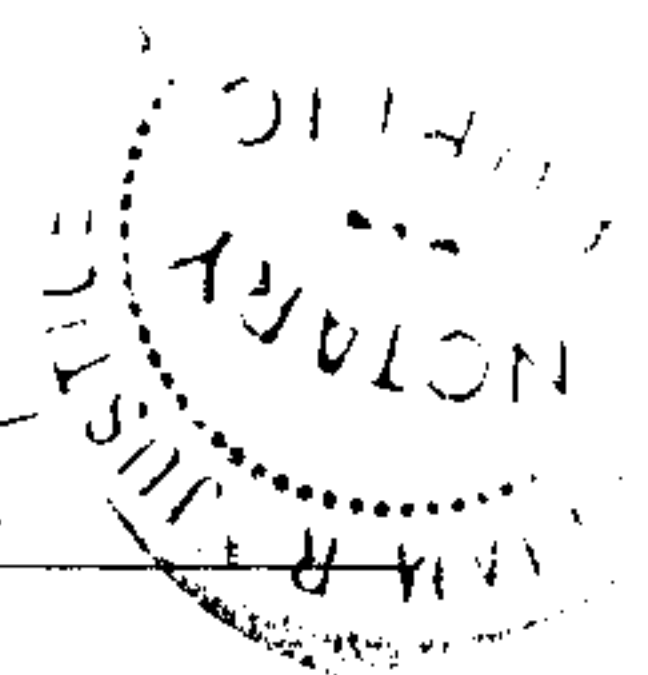
  
Barbara Anne Reed

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Anne Reed, individually and as Agent for Thomas M. Reed, Jr., 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 she executed the same voluntarily on the day the same bears date, individually and in her capacity as said Agent.

Given under my hand and official seal this 13<sup>th</sup> day of June, 2017.

  
Notary Public



My Commission Expires: 9-11-19

Shelby County: AL 06/14/2017  
State of Alabama  
Deed Tax: \$115.00

# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Thomas M. REed, Jr. & Barbara Anne Reed  
Mailing Address 3417 Collingwood Road  
Hoover, AL 35226

Grantee's Name: Mike Scroggins & Carol P. Scroggins  
Mailing Address: 400 Olmsted Street  
Birmingham, AL 35242


Property Address: Lot 23, Oak Harbour, Phase I

Date of Sale 6-13-17  
Total Purchase Price \$ 115,000.00  
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  
☐ Other -

  
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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 6-13-17

\* Sign Barbara Ann Reed  
(Grantor/Grantee/Owner/Agent) circle one  
\* Print BARBARA ANN REED

☐ Unattested

\_\_\_\_\_  
(Verified by)