

This Instrument was prepared by:
Gregory D. Harrelson
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
William Henry Phillip Wilson
1020 Inverness Cove Way
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIFTEEN THOUSAND and 00/100 Dollars (\$215,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, ROBERT MATTHEW SCOTT and AUDREY B. SCOTT, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto WILLIAM HENRY PHILLIP WILSON and JAMES B. SNODDY, CPA, Co-Trustees, or their successors in trust, under the WHRP 10 NON-EXEMPT TRUST, dated April 18, 2011, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:


Lot 3B according to the Final Plat of the Residential Subdivision Inverness Cove - Phase 1 - Resurvey 2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama.

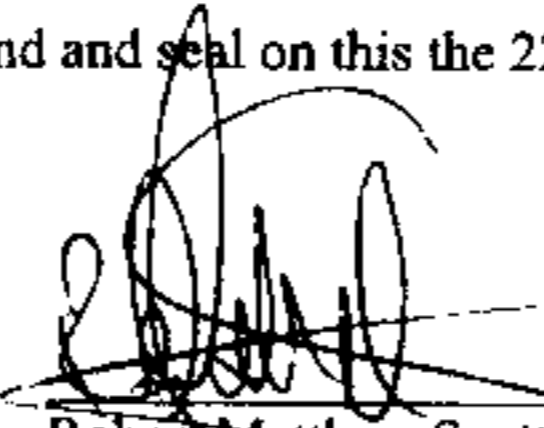
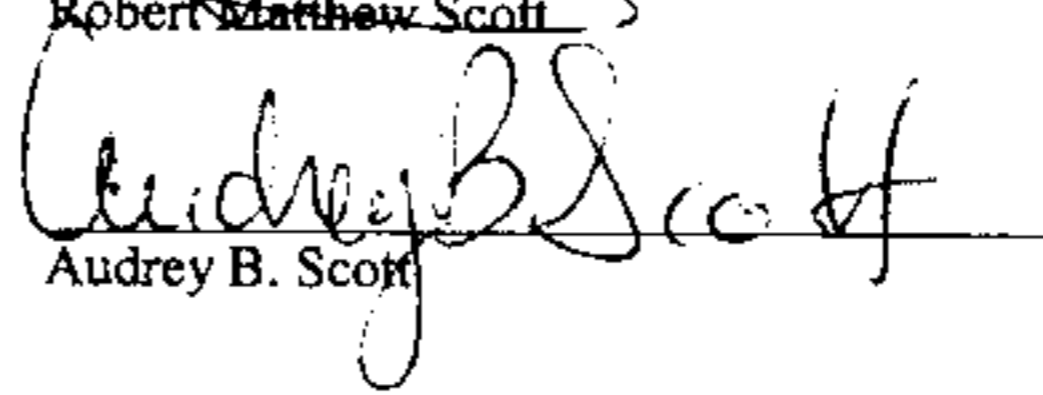
Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by the Grantors; (3) All easements, restrictions, reservations, agreements, covenants, rights-of-way, building setback lines and any other matters of record.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.
And the Grantors do for themselves and for their heirs, successors, executors and administrators covenant with the said Grantee, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 22nd day of May, 2017.


20170620000218710 1/2 \$233.00
Shelby Cnty Judge of Probate, AL
06/20/2017 09:55:16 AM FILED/CERT

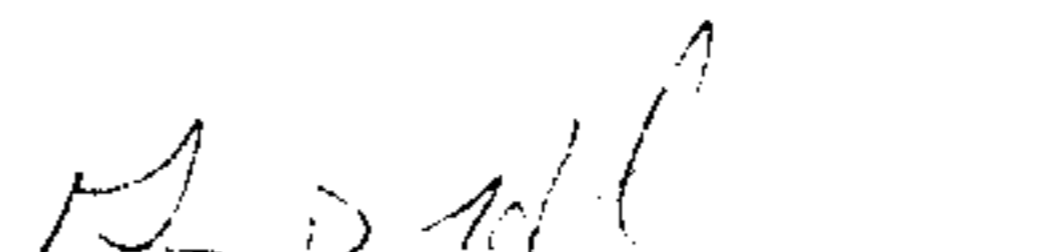

Robert Matthew Scott

Audrey B. Scott

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Matthew Scott and Audrey B. Scott, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 22nd day of May, 2017.

Shelby County, AL 06/20/2017
State of Alabama
Deed Tax: \$215.00


NOTARY PUBLIC
My Commission Expires 8-25-19

Real Estate Sales Validation Form

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

Grantor's Name Robert Matthew Scott
Mailing Address Audrey B Scott
5229 Kickwell Lane
Birmingham, AL 35242

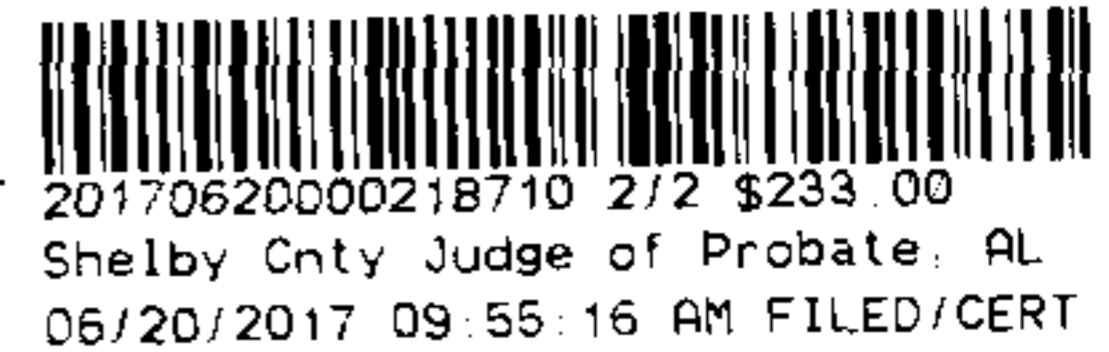
Grantee's Name WARP 10 Non Exempt Trust
Mailing Address PO Box 25937
Greenville, SC 29616

Property Address 1020 Inverness Cove Way
Birmingham, AL 35212

Date of Sale 5-22-17
Total Purchase Price \$ 215,000.00
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



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 5-22-17

Print Greg Harrison

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one