

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

Send Tax Notice to:
Laurel Grove Inc
997 Willow Branch Trail
Chelsea, Alabama, 35043

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY SIX THOUSAND 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 **Laurel Grove Inc.** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

Lot 115 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.

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, by its Managing Member, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 20th day of April, 2016.

Willow Lake First Sector. LLC

BY: 

[GENERAL ACKNOWLEDGEMENT NEXT PAGE]

Shelby County, AL 10/10/2017
State of Alabama
Deed Tax: \$26.00


20171010000367650 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
10/10/2017 12:15:44 PM 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 as Managing Member of Willow Branch First Sector, LLC 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 9th day of OCTOBER,

3/16/2019

My Commission Expires

[Signature]
Notary Public



Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019

20171010000367650 2/3 \$47.00
Shelby Cnty Judge of Probate, AL
10/10/2017 12:15:44 PM FILED/CERT

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 1st Sect. LLC
Mailing Address 110 Scotch Dr.
Ste 101
Bham 35242

Grantee's Name Laurel Grove Inc.
Mailing Address 997 Willow Branch Trl
Chelsea 35043

Property Address 1017 Willow Branch Trl
Chelsea 35043

Date of Sale 4/20/16
Total Purchase Price \$ 26,000
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 10/10/17

Print Stefani Scott

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20171010000367650 3/3 \$47.00
Shelby Cnty Judge of Probate, AL
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Form RT-1