

20171101000396580  
11/01/2017 02:55:12 PM  
DEEDS 1/5

Grantor's Name: Murray Denson Mahan/Billie Joyce Zeager  
Mailing Address: 3500 Clairmont Ave S #137  
Birmingham, AL 35222

Grantee's Name: Lynn Scott Homes, LLC.  
Mailing Address: 2215 Oak Ridge Cir  
Hoover, AL 35226

Property Address: 5484 Cahaba Valley Rd  
5500 Cahaba Valley Rd  
Birmingham, AL 35242

Date of Sale: 10/27/2017  
Total Purchase Price: \$644,028.00

**SEND TAX NOTICE TO:**

(Name) **Lynn Scott Homes, LLC**  
(Address) 2215 Oak Ridge Cir, Hoover, AL 35226

This instrument was prepared by  
**STEPHEN GRIMES, ATTORNEY AT LAW**  
P.O. Box 463 - 1106 Main Street, Gardendale, AL 35071

## WARRANTY DEED, WITHOUT SURVIVORSHIP

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Forty-four Thousand Twenty-eight and NO/100 (\$644,028.00)-----  
-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is  
acknowledged, I or We,

**Murray Denson Mahan, an unmarried man; and Billie Joyce Zeager, a married woman**

(herein referred to as grantors) do grant, bargain, sell and convey unto  
**Lynn Scott Homes, LLC**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in  
**SHELBY COUNTY, ALABAMA**, to-wit:

(SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE THE SAME  
AS IF FULLY SET FORTH)

Subject to any mineral and mining rights, if not owned by the grantor.

Subject to any restrictions, covenants, easements and rights of way of record; and taxes due in the  
year of 2018, a lien, but not yet payable.

The above described real property is not the homestead of the grantor, Billie Joyce Zeager or of  
her spouse.

Murray Denson Mahan is one and the same person as Murray D. Mahan.

TO HAVE AND TO HOLD Unto 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 persons.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s), this 27<sup>th</sup> day of October, 2017.

Billie Joyce Zeager (Seal)  
Billie Joyce Zeager

Murray Denson Mahan (Seal)  
Murray Denson Mahan

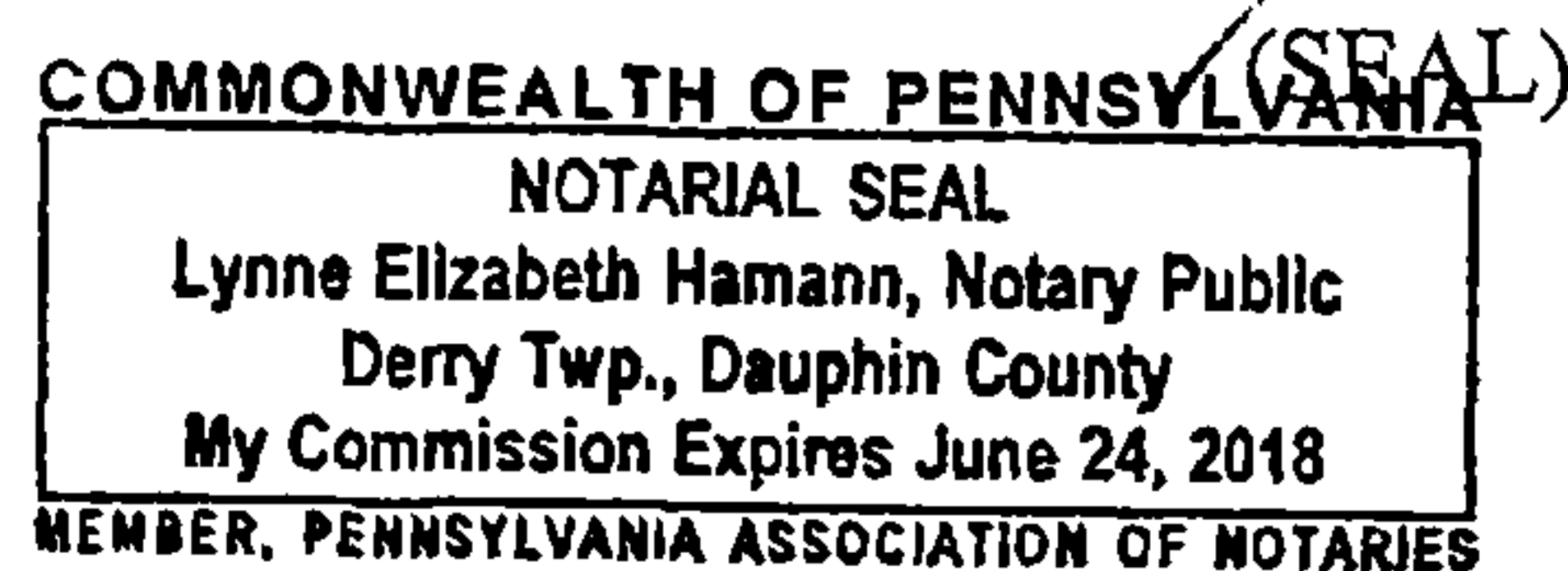
STATE OF Pennsylvania  
COUNTY OF Dauphin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Billie Joyce Zeager**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of October, 2017.

Lynne Elizabeth Hamann  
NOTARY PUBLIC

My commission expires: June 24, 2018



STATE OF ALABAMA}  
COUNTY OF JEFFERSON}

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Murray Denson Mahan**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of October, 2017.

[Signature]  
NOTARY PUBLIC (SEAL)

My commission expires: 11/10/2018

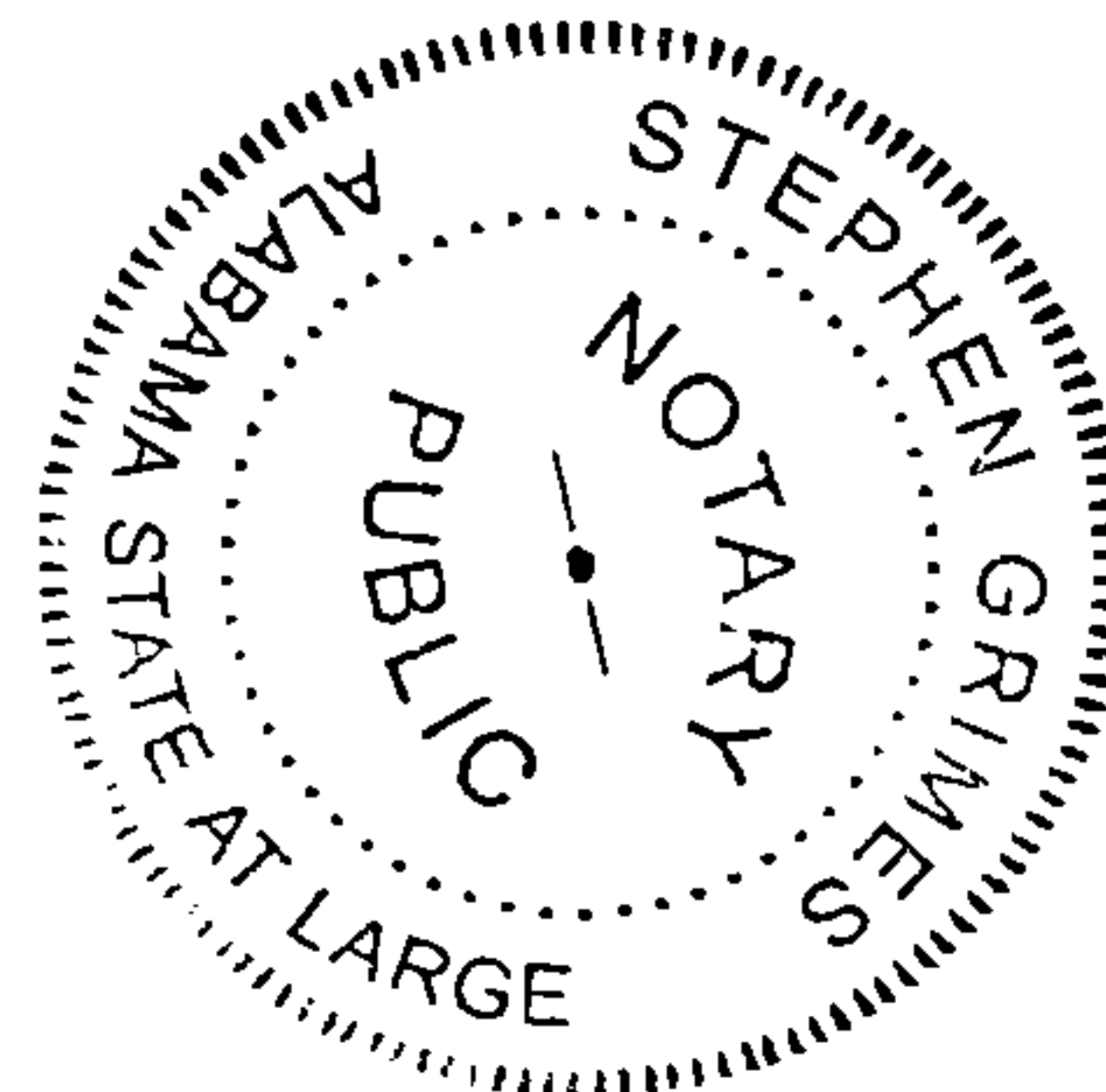


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

Begin at a point where the East line of the Southeast Quarter of Northwest Quarter, Section 23, Township 19 South, Range 2 West, intersects the North right of way line of Cahaba Valley Road and thence run in a Westerly direction along the right of way line of Cahaba Valley Road a distance of 450 feet to a point; thence run North an parallel with the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section to the center of Bishop Creek; thence run in a Northerly and Northeasterly direction along the meanderings of said creek to a point where the same intersects the North line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section; thence run East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  section to the East line thereof; thence run South along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section to the point of beginning.

Less and Except:

A parcel of land in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the point of intersection between the East line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00 feet to the point of beginning; thence continue along the last described course a distance of 295.16 ; thence South 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet; thence South 0 degrees 00 minutes 00 seconds East a distance of 295.16 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 295.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the point of intersection between the East line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00 feet to the point of beginning; thence continue along the last described course a distance of 295.16; thence South 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet; thence South 0 degrees

EXHIBIT "A"  
(continued)

00 minutes 00 seconds East a distance of 295.16 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 295.16 feet to the point of beginning; being situated in Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name Murray Denam Mahan Grantee's Name Gymn Scott Homes LLC  
 Mailing Address Brelin Joyce Zeagye Mailing Address 2215 Oak Ridge Cir  
3500 Claymont Dr #137 Hoover, AL 35226  
B'ham, AL 35222

Property Address 5484 Cahaba Valley Rd Date of Sale 10/27/17  
5500 Cahaba Valley Rd Total Purchase Price \$ 644,028.00  
Birmingham AL or  
135242 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 10/27/17

Print Stephen Geimas

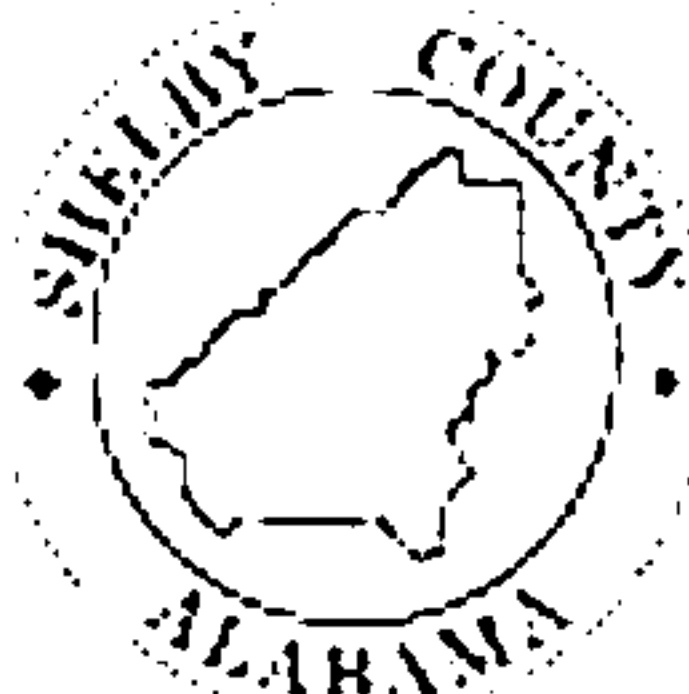
Unattested

Sign [Signature]

(verified by)

(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  
 11/01/2017 02:55:12 PM  
 \$671.50 JESSICA  
 20171101000396580

[Signature]