

This Instrument Was Prepared By:

Michael B. Odom  
Rumberger, Kirk & Caldwell  
2001 Park Place North, Suite 1300  
Birmingham, Alabama 35203

Send Tax Notice To:

Wayne Joseph Scotch, Jr. & Stefani K. Scotch  
2874 Highway 30  
Columbiana, Alabama 35051

## **DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**


**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred and 00/100 Dollars (\$100.00) and other good and valuable consideration paid to the undersigned Grantor, Scotch Homes & Land Development Group, Inc., an Alabama corporation (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Wayne Joseph Scotch, Jr. and Stefani K. Scotch (herein referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW Corner of Section 21, Township 21, South, Range 1 East, Shelby County, Alabama, said point lying on the Southerly R.O.W. line of Shelby County Highway 30; thence N90°00'00"E and along said R.O.W. line, a distance of 626.84' to the POINT OF BEGINNING; thence continue along the last described course and R.O.W. line, a distance of 40.02'; thence S01°38'57"E and leaving said R.O.W. line, a distance of 706.77'; thence N90°00'00"W, a distance of 305.85'; thence N00°00'00"E, a distance of 308.39'; thence N90°00'00"E, a distance of 256.96'; thence N01°38'57"W, a distance of 398.25' to the POINT OF BEGINNING.

Said Parcel containing 2.50 acres, more or less.

To have and to hold unto the Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

  
20171103000399650 1/3 \$130.00  
Shelby Cnty Judge of Probate, AL  
11/03/2017 10:30:56 AM FILED/CERT

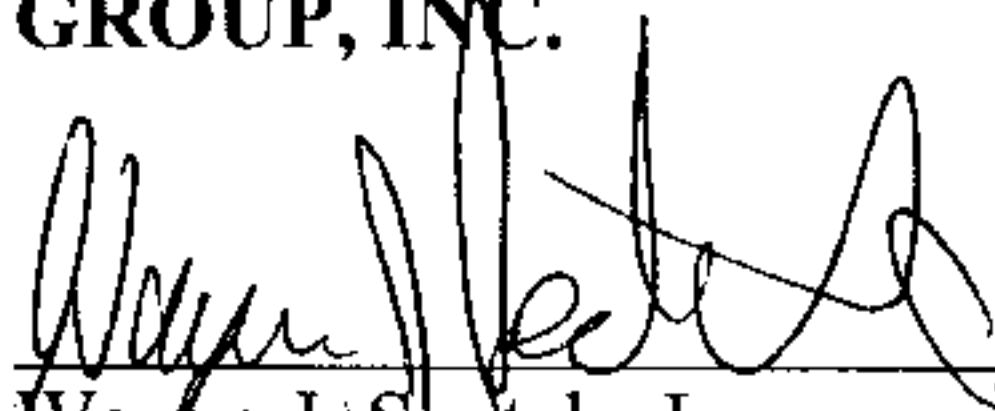
Shelby County, AL 11/03/2017  
State of Alabama  
Deed Tax \$109.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

**IN WITNESS WHEREOF**, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 29 day of September, 2017.

**GRANTOR  
SCOTCH HOMES & LAND DEVELOPMENT  
GROUP, INC.**

By:

  
Wayne J. Scotch, Jr.

Its:

President

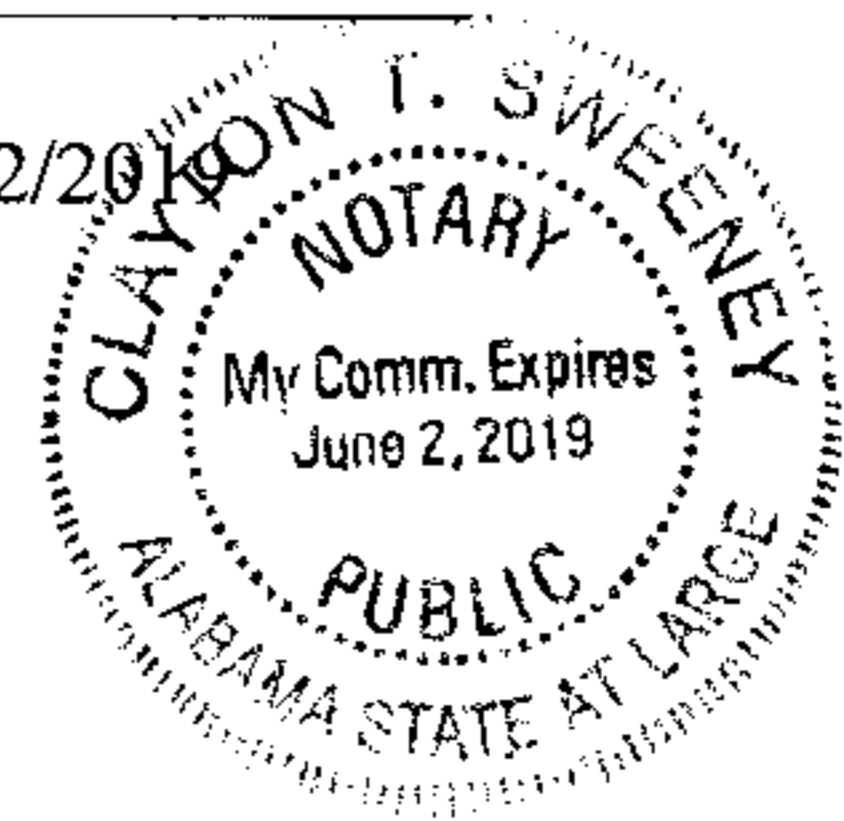
**STATE OF ALABAMA     )  
SHELBY COUNTY        )**


I, the undersigned Notary Public, in and for said County and State hereby certify that Wayne J. Scotch, Jr., whose name as President of Scotch Homes & Land Development Group, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29<sup>th</sup> day of September, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 06/02/2019



  
20171103000399650 2/3 \$130.00  
Shelby Cnty Judge of Probate, AL  
11/03/2017 10:30:56 AM 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  
Scotch Homes & Land  
Development Group, Inc.

Grantee's Name  
Wayne Joseph Scotch, Jr. and  
Stefani K. Scotch

Mailing Address  
2024 Shandwick Terrace  
Birmingham, AL 35242

Mailing Address  
2874 Highway 30  
Columbiana, AL 35051

Property Address  
2874 Highway 30  
Columbiana, AL 35051

Date of Sale  
September 29, 2017

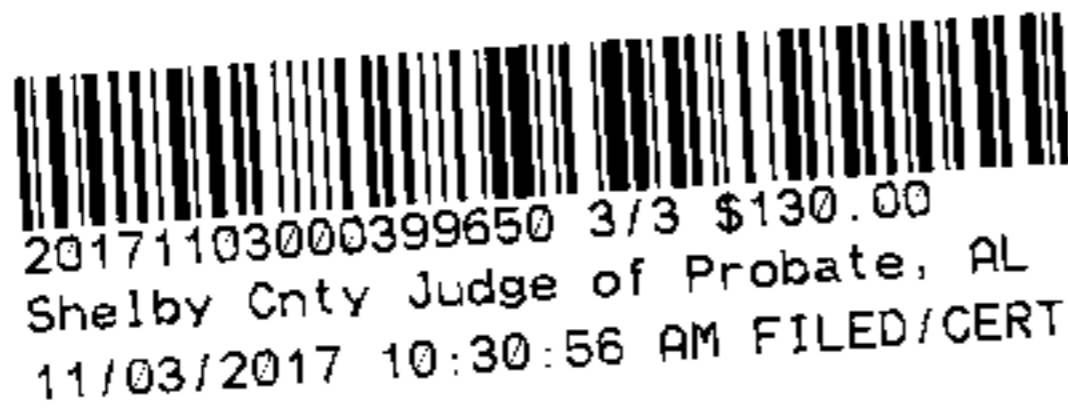
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 108,620.00



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/ Assessor's Appraised Value  
☐ Other - property tax redemption

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

Print Clayton T. Sweeney, Attorney At Law

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one