

This instrument was prepared by:
Wayne Scotch Jr.
997 Willow Branch Trail
Chelsea, Alabama 35043

Send Tax Notice to:
Scotch Homes & Land Development
997 Willow Branch Trail
Chelsea Alabama, 35043

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Sixty-Six Thousand and 00/100 (\$66,000), and other good and valuable consideration, this day in hand paid to the undersigned Laurel Grove, Inc., an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, Scotch Homes & Land Development Group, Inc., an Alabama corporation, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 130, 132 according to the Survey of Willow Branch Second Sector, as recorded in Map Book 48 page 35, 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 President, Wayne Scotch Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 22nd day of December, 2018.

Laurel Grove, Inc.

BY: 

[GENERAL ACKNOWLEDGEMENT NEXT PAGE]

Shelby County, AL 12/27/2017
State of Alabama
Deed Tax: \$66.00


20171227000461030 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
12/27/2017 04:08:46 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 Wayne J. Scotch, Jr., whose name as President of Laurel Grove, Inc. 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 corporation.

Given under my hand and official seal, this day of , .

4/22/18
My Commission Expires

Jessica S. Howard
Notary Public


20171227000461030 2/3 \$87.00
Shelby Cnty Judge of Probate, AL
12/27/2017 04:08:46 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
Mailing Address

Laurel Centre, Inc
999 Willow Branch Trail
Chelsea, AL 35043

Grantee's Name
Mailing Address

South House Land Development, Inc
999 Willow Branch Trail
Chelsea, AL 35043

Property Address

Lot 130.132 Willow Branch

Date of Sale

12/27/17

Total Purchase Price

\$ 66,000

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 Deed

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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).

Attorney

Print

Wayne Scott

Sign

Wayne Scott

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171227000461030 3/3 \$87.00
Shelby Cnty Judge of Probate, AL
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