

This Instrument Was Prepared By:

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

Send Tax Notice To:

Scotch Homes & Land Development, Inc.
997 Willow Branch Trail
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SEHLBY 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, Laurel Grove, 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 Scotch Homes & Land Development, Inc., an Alabama corporation (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 135, 136, 140, and 142, according to the Final Subdivision Plat for Willow Branch Sector 2, as recorded in Map Book 48, Page 35 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Mineral and mining rights not owned by Grantor.
2. Easements, including utility easements, serving the property, subdivision covenants and restrictions, and building lines and limitations of record.
3. Taxes for the year 2018 and subsequent years.
4. The Declaration of Covenants, Conditions and Restrictions for Willow Branch, a Residential Subdivision in Instrument Number 20070320000126220 in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

Shelby County, AL 04/09/2018
State of Alabama
Deed Tax: \$36.00

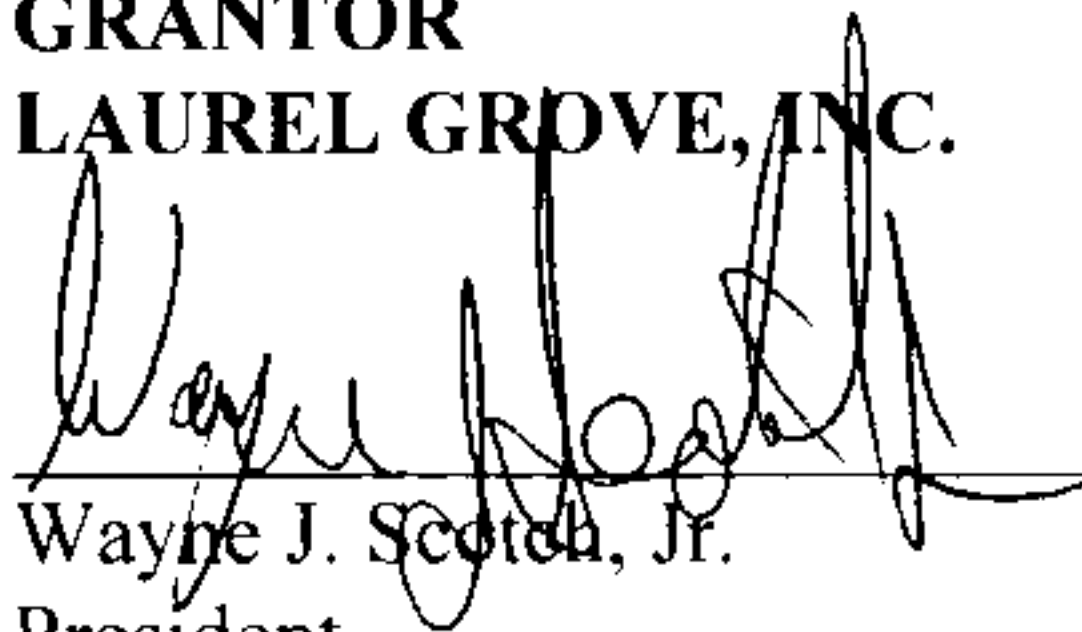


20180409000118430 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
04/09/2018 04:05:11 PM FILED/CERT

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 9th day of April, 2018.

**GRANTOR
LAUREL GROVE, INC.**

By:


Wayne J. Scotch, Jr.

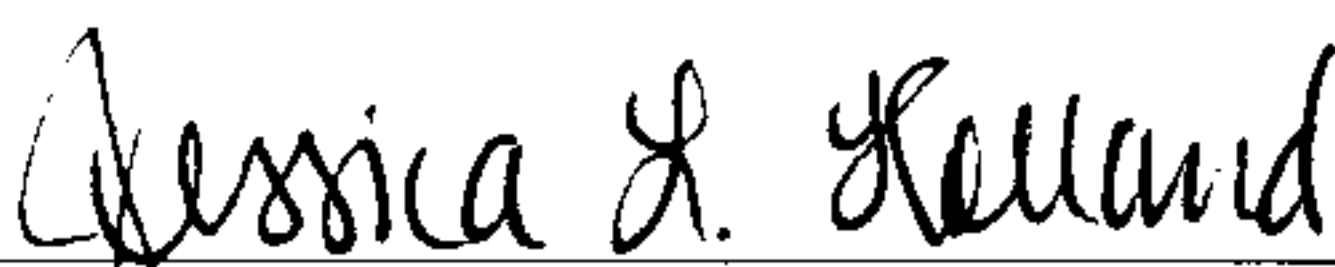
Its:


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 Laurel Grove, 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 the President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 9th day of April, 2018.


Notary Public
My Commission Expires: 2/22/22


20180409000118430 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Laura Grove
Mailing Address 997 Willow Branch Trl
Chelsea AL 35043

Grantee's Name Scotch Homes
Mailing Address 997 Willow Branch Trl
Chelsea AL 35043

Property Address Lots 135, 136, 140
142
Willow Branch Sector 2

Date of Sale 4/9/18
Total Purchase Price \$ 36,000
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 4/9/18

Print Wayne J. Spate Jr

Sign

Wayne J. Spate Jr
(Grantor/Grantee/Owner/Agent) circle one



20180409000118430 3/3 \$57.00
Shelby Cnty Judge of Probate, AL
04/09/2018 04:05:11 PM FILED/CERT

ified by)

Form RT-1