



20180622000221900 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/22/2018 08:09:22 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Scotch Homes and Land Development
Group, Inc.
997 Willow Branch Trail
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty-Six Thousand and 00/100 (\$36,000.00)**, 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 GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Scotch Homes and Land Development and Group, Inc.**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 134, 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.

Subject To:

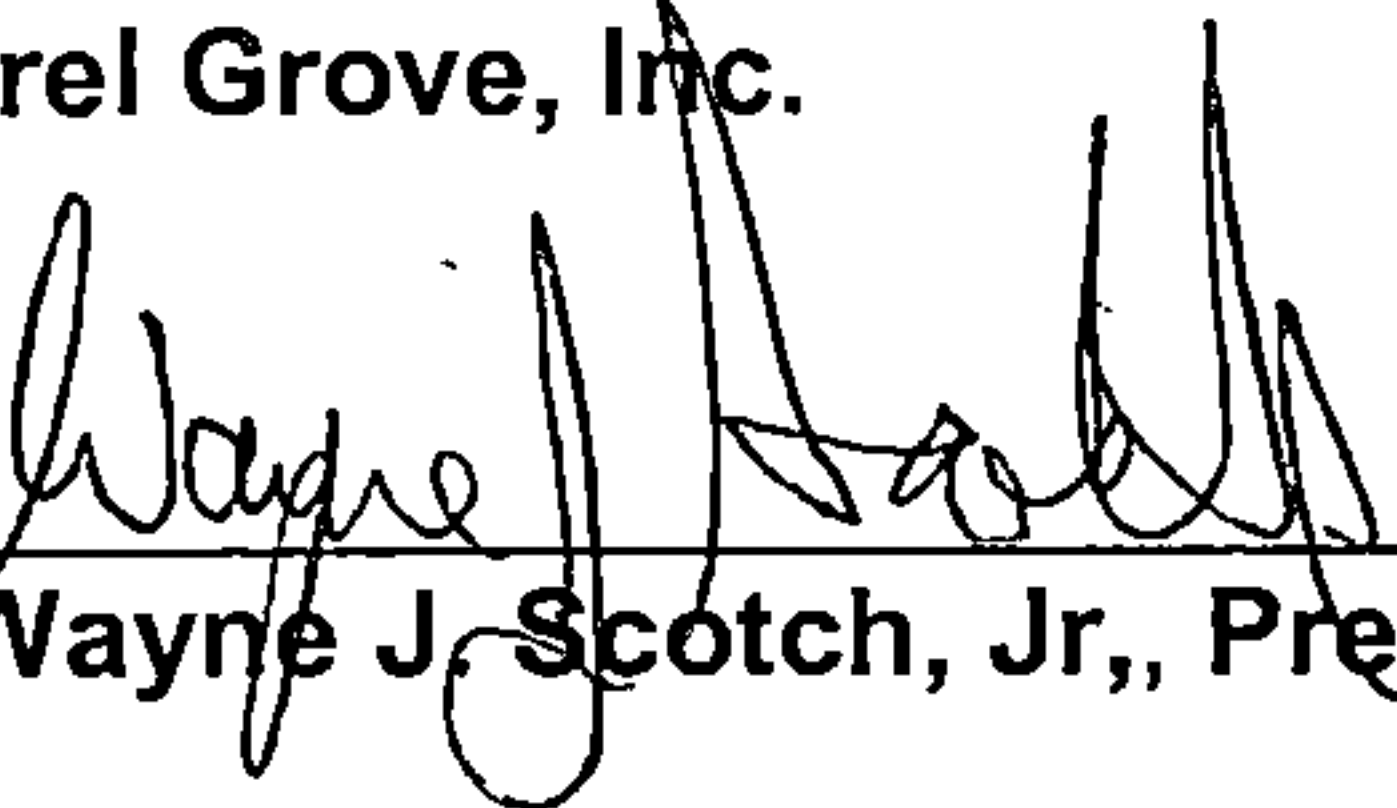
- 1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
- 2. Existing covenants and restrictions, easements, building lines and limitations of record.
- 3. Mineral and mining rights not owned by Grantor.
- 4. The Declaration of Covenants, Conditions and Restrictions for Willow Branch, a Residential Subdivision as recorded in Instrument No. 200703200001262200, in the Probate Office of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized officer hereunto set its hand and seal this the **19th** day of **June, 2018**.

Laurel Grove, Inc.

By: 
Wayne J. Scotch, Jr., President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wayne J. Scotch, Jr., whose name as President of Laurel Grove, Inc., An Alabama corporation, 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, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of June, 2018.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Laurel Grove, Inc.

Grantee's Name

Scotch Homes & Land
Development Group, Inc.

Mailing Address 997 Willow Branch Trail
Chelsea, AL 35043

Mailing Address 997 Willow Branch Trail
Chelsea, AL 35043

Property Address 173 Willow Branch Lane
Chelsea, AL 35043

Date of Sale June 19, 2018

Total Purchase Price \$ 36,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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

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 _____

Laurel Grove, Inc.
Print By: Wayne J. Scotch, Jr., President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one