

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Jennifer K. Mamucud and Dunhill I.
Mamucud
6047 Woodvale Road
Helena, AL 35080

WARRANTY DEED

20180822000301510
08/22/2018 01:43:59 PM
DEEDS 1/2

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars (\$234,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, G. E. Scott, III, and Peggy J. Scott Trustees of the Scott Living Trust, dated 7/19/00 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jennifer K. Mamucud and Dunhill I. Mamucud (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 47, according to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$223,155.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 10 day of August, 20 18.

The Scott Living Trust, dated 7/19/00

BY: G. E. Scott III, Trustee
G. E. Scott III, Trustee

BY: Peggy J. Scott, Trustee
Peggy J. Scott Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that G. E. Scott, III and Peggy J. Scott whose name as Trustees of The Scott Living Trust, Dated 7-19-00 are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyancy, they as Trustees and with full authority, executed the same voluntarily and in their capacity for and as the act of said Trust.

Given under by hand and official seal this 10 date of August, 20 18

Notary Public
Commission Expires: 1/31/21

ROSALIE K DOGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	G. E. Scott, III, and Peggy J. Scott Trustees of the Scott Living Trust, dated 7/19/00	Grantee's Name	Jennifer K. Mamucud and Dunhill I. Mamucud
Mailing Address	6047 Woodvale Road Helena, AL 35080	Mailing Address	2491 Vera Cruz Drive Birmingham, AL 35235
Property Address	6047 Woodvale Road Helena, AL 35080	Date of Sale	August 10, 2018
		Total Purchase Price	\$234,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - G. E. Scott, III, and Peggy J. Scott Trustees of the Scott Living Trust, dated 7/19/00, 6047 Woodvale Road, Helena, AL 35080.

Grantee's name and mailing address - Jennifer K. Mamucud and Dunhill I. Mamucud, 2491 Vera Cruz Drive, Birmingham, AL 35235.

Property address - 6047 Woodvale Road, Helena, AL 35080

Date of Sale - August 10, 2018.

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: August 10, 2018

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/22/2018 01:43:59 PM
 \$30.00 CHERRY
 20180822000301510

