

This Instrument Was Prepared By:

Wayne Scotch Jr.
Laurel Grove, Inc.
997 Willow Branch Trail
Chelsea, AL 35043

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 Fifty-One Thousand and 00/100 Dollars (\$51,000.00) 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:

Lot 139 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.

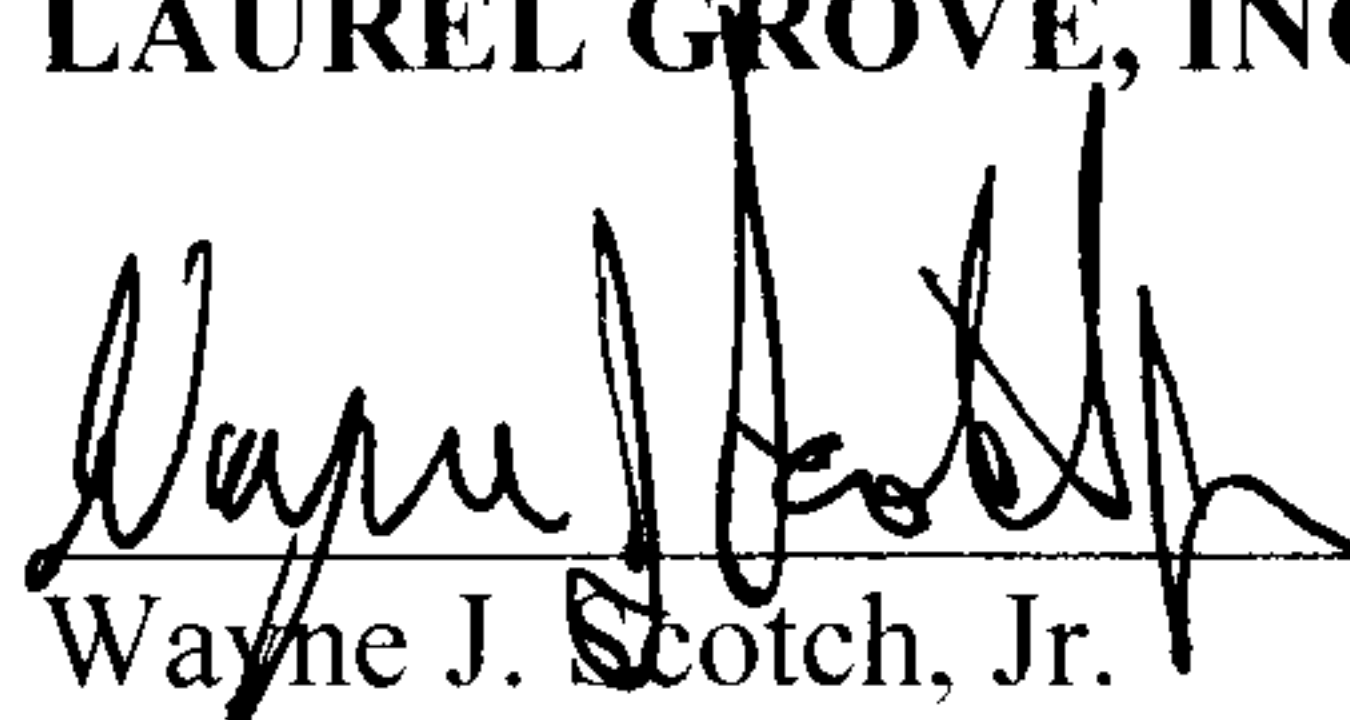
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

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 11 day of October, 2018.

GRANTOR
LAUREL GROVE, INC.

By:

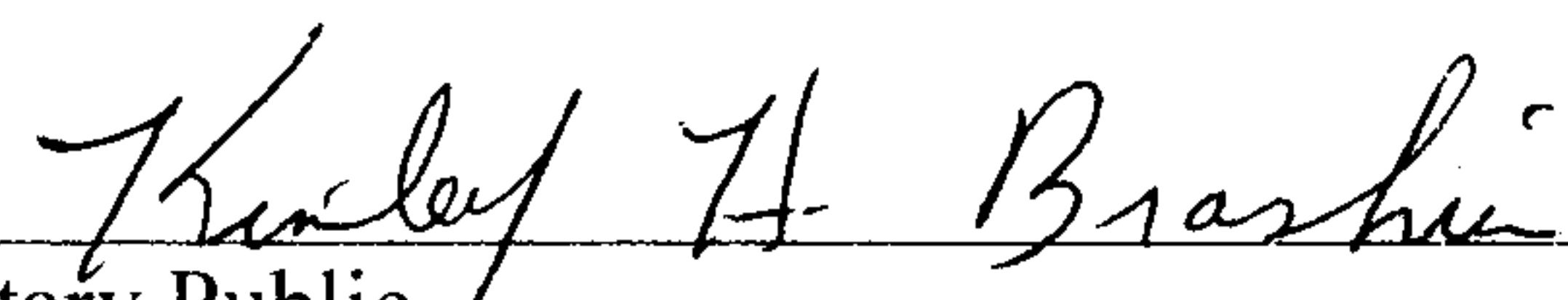

Wayne J. Scotch, Jr.

Its: President

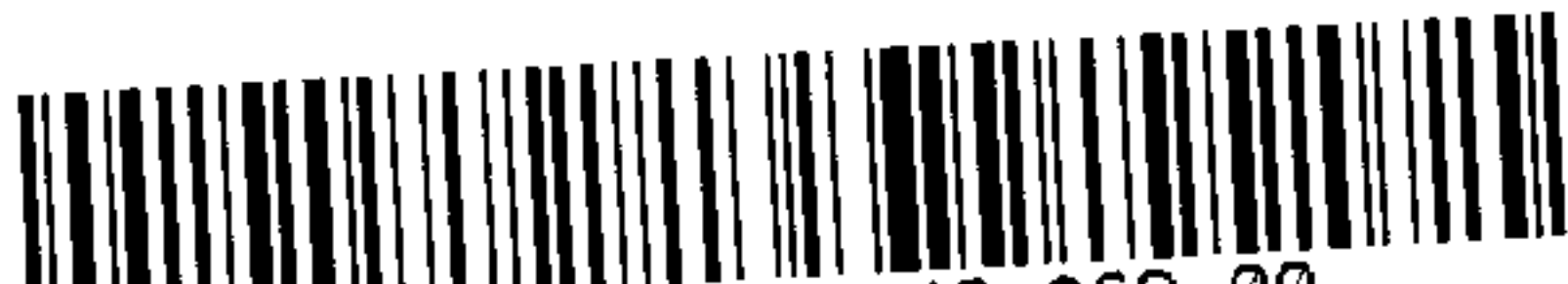
STATE OF ALABAMA)
SHELBY COUNTY)

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 11th day of October, 2018.


Notary Public
My Commission Expires: 3-28-22

KIMBERLY H. BRASHIER
Notary Public
State of Alabama


20181011000361690 2/2 \$69.00
Shelby Cnty Judge of Probate, AL
10/11/2018 08:49:19 AM FILED/CERT