

**NOTE: 100% OF THE CONSIDERATION FOR THE
CONVEYANCE HEREIN IS MADE PURSUANT
TO A LOAN SECURED BY A MORTGAGE
RECORDED SIMULTANEOUSLY HEREWITH**

Send tax notice to:

Scotty Properties, LLC
2785 Pelham Parkway
Pelham, Alabama 35124

This Instrument Prepared By:

Crystal Holmes, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205



20190814000295400 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/14/2019 01:12:32 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 9th day of August, 2019 by **Lucy Nell Thornton Harris a/k/a Lucy Nell Thornton Miles**, an unmarried woman, whose address is 26339 Martinique Drive, Orange Beach, Alabama 36561 (the "Grantor"), to **SCOTTY PROPERTIES, LLC**, an Alabama limited liability company, whose address is 2785 Pelham Parkway, Pelham, Alabama 35124 (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Seventy Five Thousand One Hundred Ten and no/100 Dollars (\$175,110.00), which can be verified by the Closing Statement, and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, **having an address of 2777 Pelham Parkway, Pelham, Alabama 35124**; to-wit:

SEE EXHIBIT A

TOGETHER WITH all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

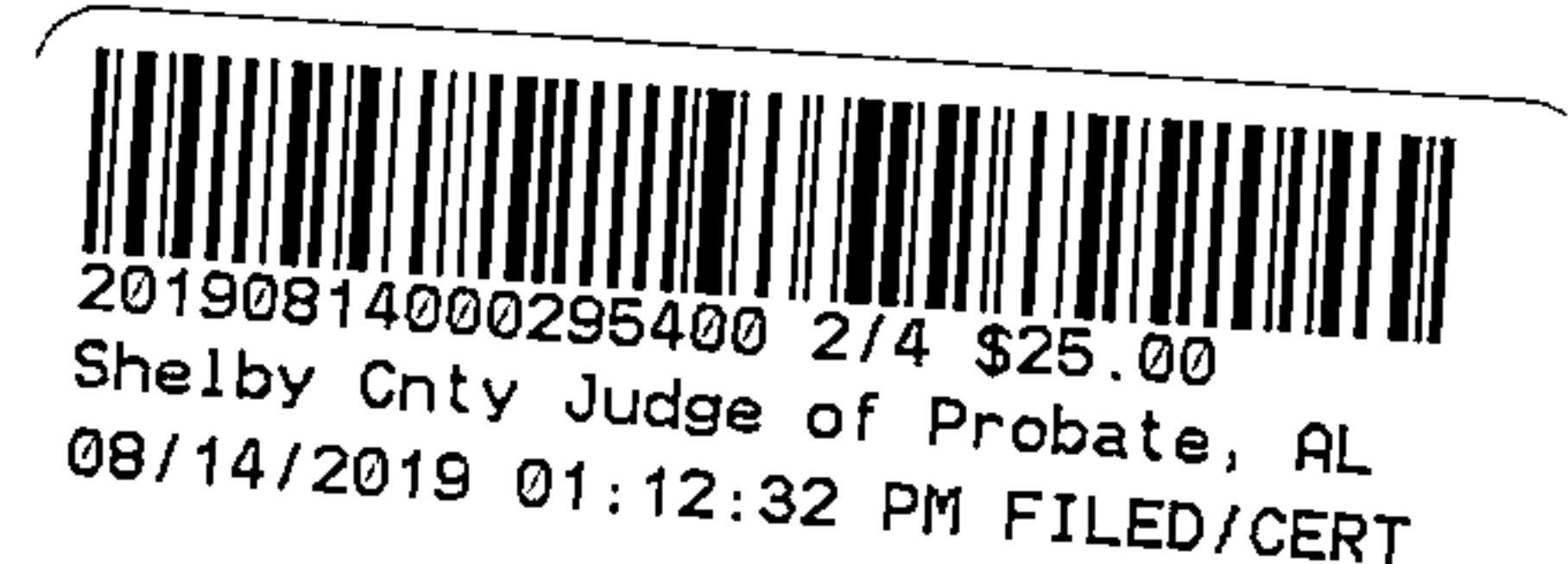
1. Ad valorem taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.
2. Mineral and mining rights to the extent not owned by the Grantor.
3. Sanitary Sewer Easement as recorded in Shelby Real 110, page 939, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as recorded in Deed Volume 227, page 108 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

NOTE: The Property is not the homestead of the Grantor.

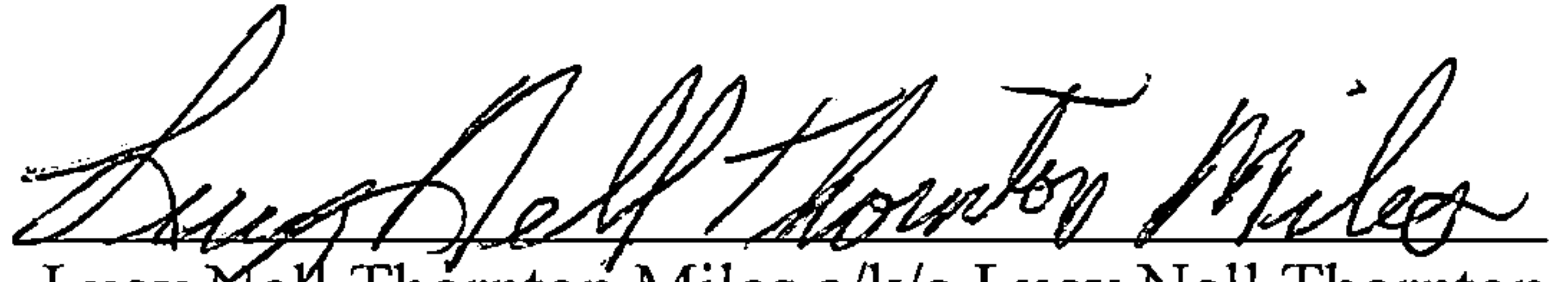
REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of the Grantors' knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK



IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be delivered this 9th day of ~~July~~^{August}, 2019.

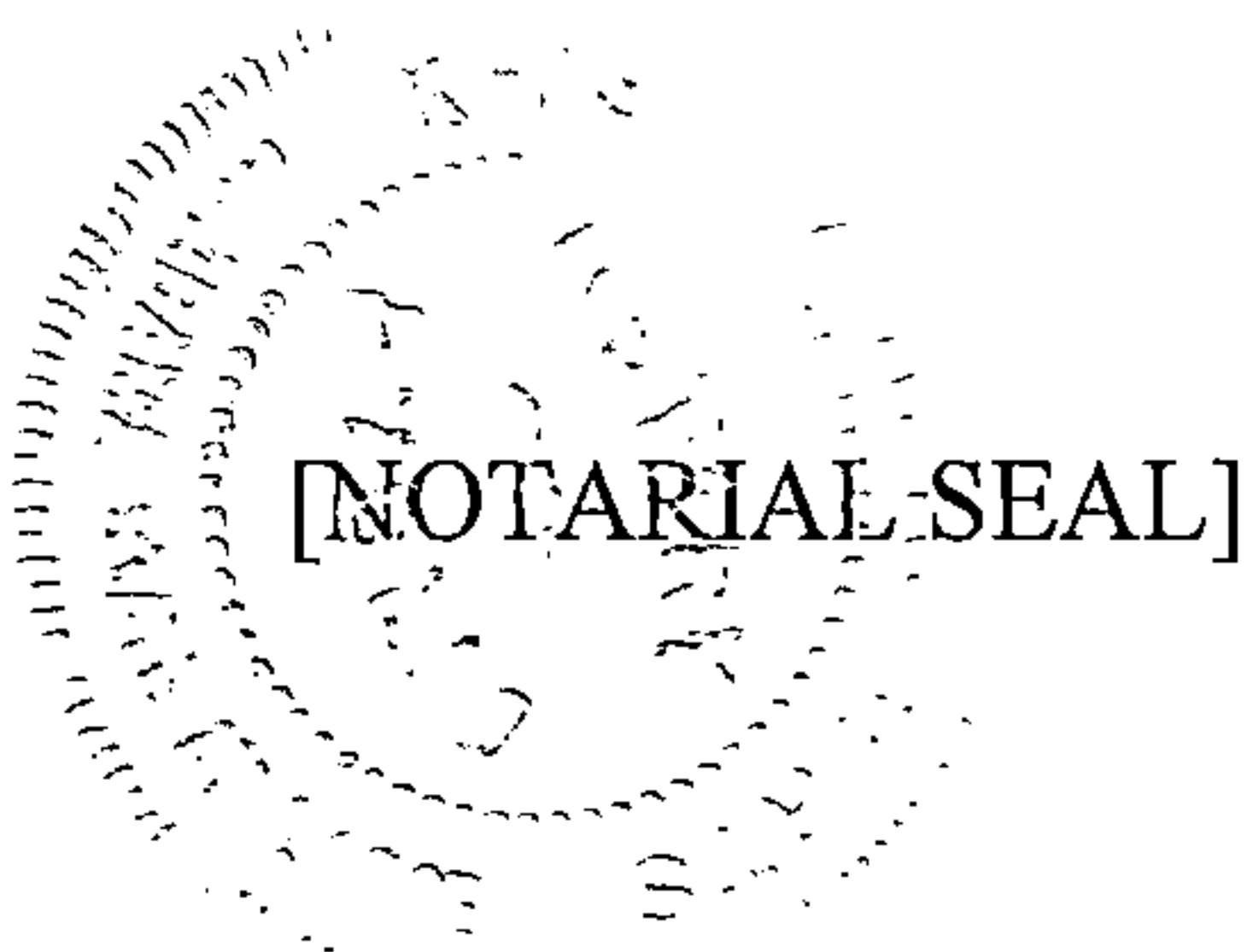
GRANTOR:

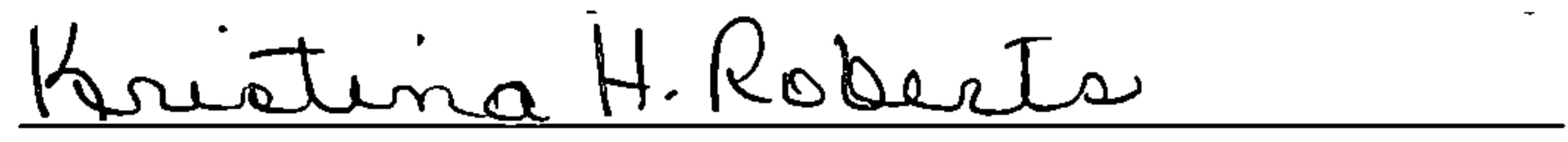

Lucy Nell Thornton Miles a/k/a Lucy Nell Thornton
Harris

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Lucy Nell Thornton Miles a/k/a Lucy Nell Thornton Harris**, whose name 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, she voluntarily executed the on the day same bears date.

Given under my hand and official seal this 11 day of July, 2019.




Notary Public
My Commission Expires: 10/15/22

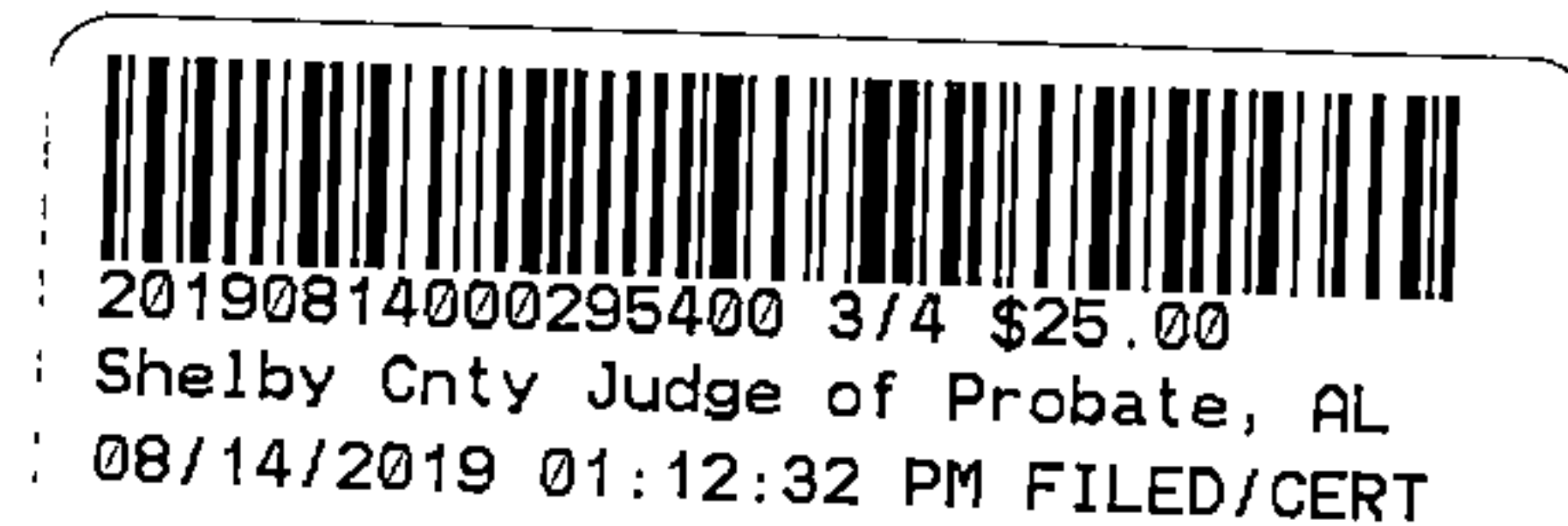


Exhibit A
Legal Description

Parcel I:

From that southeast corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, run Westerly along the south boundary line of said 1/4-1/4 section for 238.94 feet to the point of beginning of the land herein described; thence continue westerly along the south boundary line of said 1/4 -1/4 section for 263.07 feet; thence turn on angle of 98°59' to the right and run northeasterly 174.3 feet, thence turn an angle of 76°00' to the right and continue northeasterly 207.12 feet; thence turn an angle of 86°14' to the right and run southeasterly 192.36 feet to the point of beginning.

