

**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



20190814000295410 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/14/2019 01:12:33 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 **Roger Massey, as Sale Co-Trustee of the Thornton Family Trust**, a Testamentary Trust created under the Will of A.R. Thornton, Jr., deceased, Probate Case No. S8922, Etowah County, whose address is 3185 Bradford Place, Birmingham, Alabama 35242 (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 Ninety One Thousand Three Hundred Ninety and no/100 Dollars (\$91,390.00), 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 2785 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:

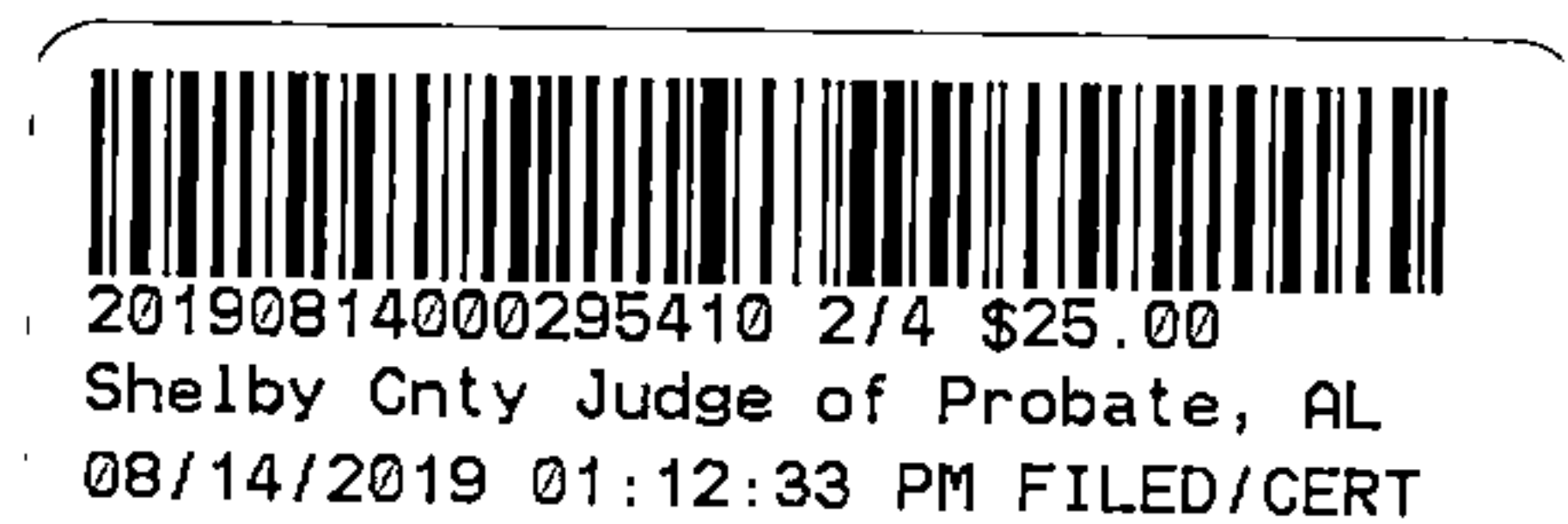
1. Ad valorem taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.
2. Mineral and mining rights to the extent not owned by the Grantor.
3. Sanitary Sewer Easement as recorded in Shelby Real 110, page 939, in the Probate Office of Shelby County, Alabama.
4. Right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

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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be delivered this 11th day of July, 2019.

GRANTOR:

Roger Massey
Roger Massey, Sale Co-Trustee of the Thornton Family Trust

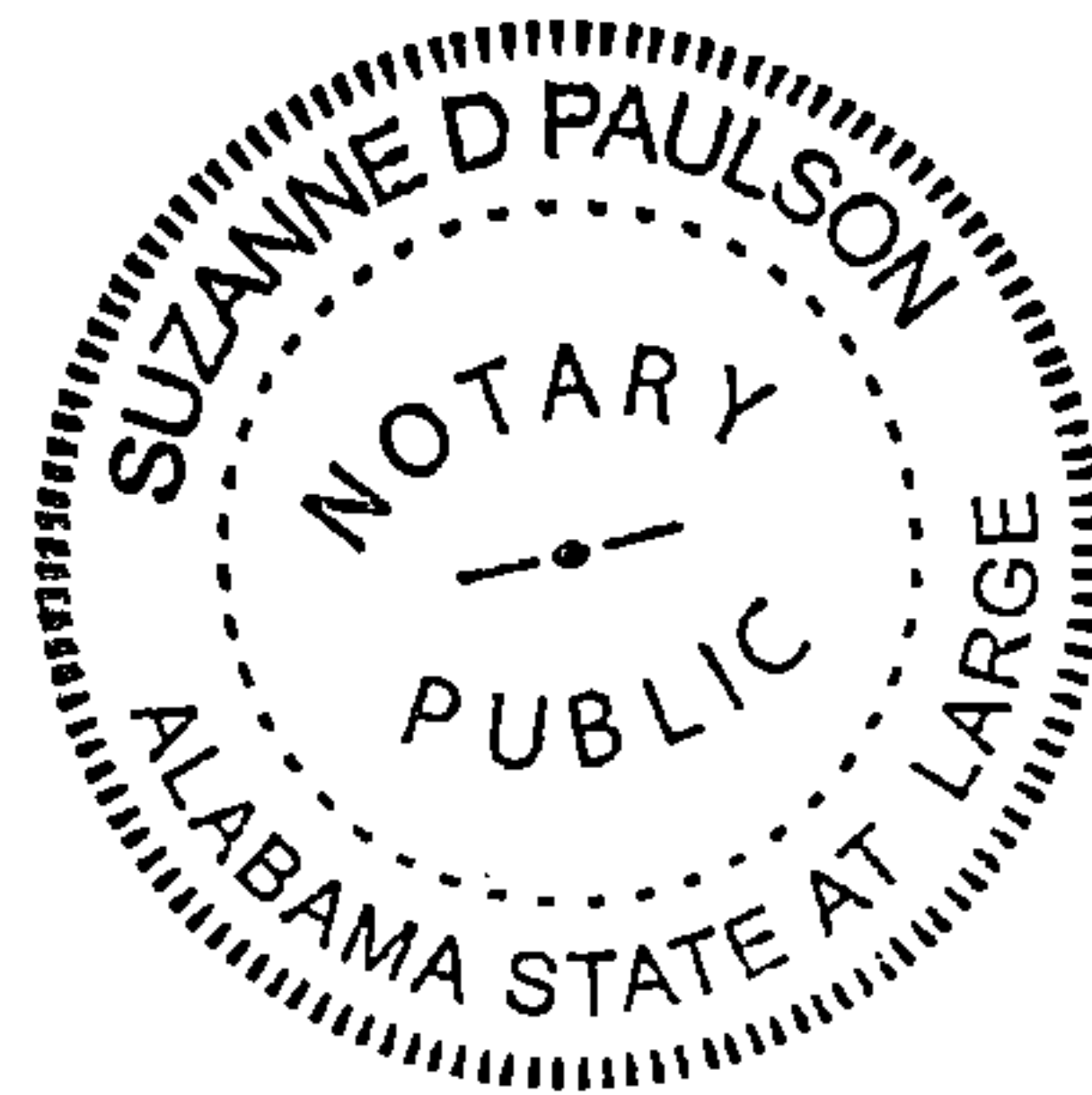
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Roger Massey**, whose name as Sale Co-Trustee of the Thornton Family Trust, 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, in such capacity and with full authority executed the same for and as the act of said Trust.

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

Suzanne D. Paulson
Notary Public
My Commission Expires: 12/16/21

[NOTARIAL SEAL]



20190814000295410 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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Exhibit A
Legal Description

Parcel III:

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby county, Alabama, more particularly described as follows; Commence at the southeast corner of said 1/4 -1/4 Section, thence in a northerly direction, along the east line of said 1/4-1/4 section, a distance of 378.87 feet; thence 88°34' left in a westerly direction, a distance of 254.63 feet to the point of beginning, thence continue along last described course a distance of 166.25 feet thence 69°00' left in a southwesterly direction a distance of 103.25 feet; thence 89°39'22" left, in a southeasterly direction, a distance of 155.22 feet; thence 90°20'38" left; in a northeasterly direction, a distance of 163.75 feet to the point of beginning.

