

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Scotch Homes & Land
Development Group, Inc
301 Weeping Willow Lane
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVEN HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$760,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GALLANT LAKE, LLC, an Alabama limited liability company and IRA INNOVATIONS, LLC FBO ROBERT CONNOR FARMER SEP IRA (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto SCOTCH HOMES & LAND DEVELOPMENT GROUP, INC, an Alabama corporation (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1, 2, 3, 4 and 5, according to the Survey of Dogwood Estates, as recorded in Map Book 51, Page 74, in the Probate Office of Shelby County, Alabama

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning Classification and use restrictions.

\$604,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantors do for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

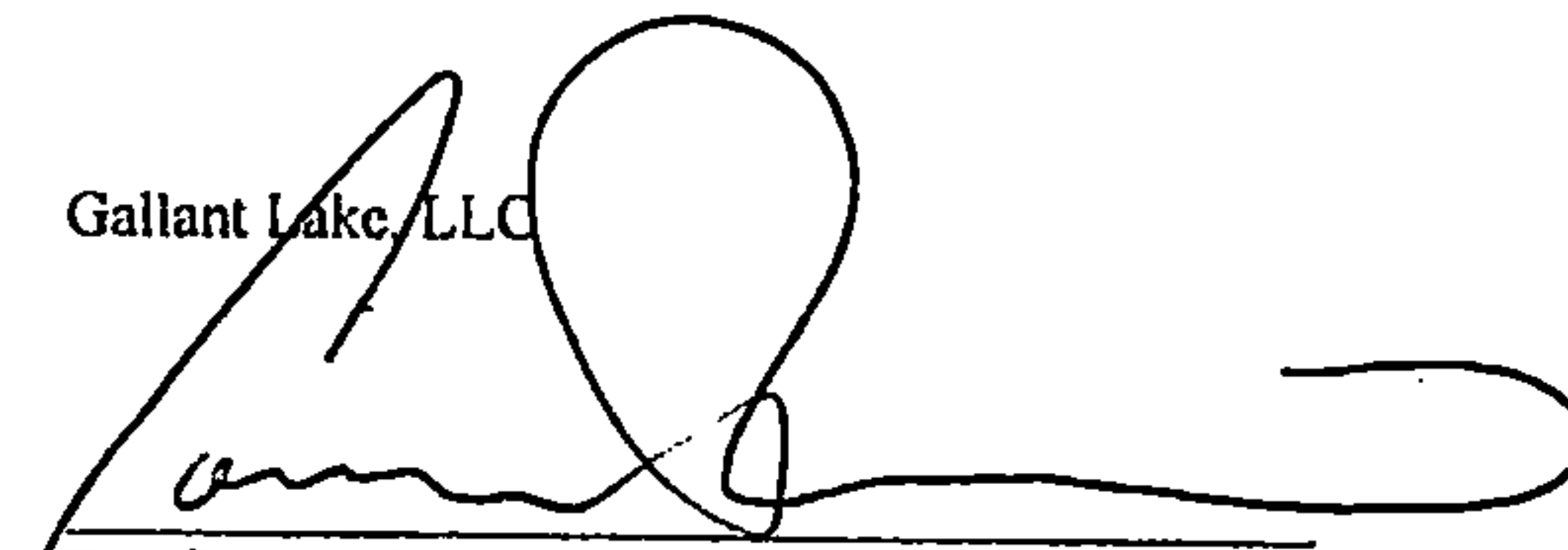
IN WITNESS WHEREOF, the said grantors, by their Authorized Representatives who are authorized to execute this conveyance, have hereunto set their signatures and seals this 27th day of November, 2019.

IRA Innovations, LLC fbo Robert Connor Farmer
SEP IRA



By: Elisha Holcombe
Its: Authorized Representative

Gallant Lake, LLC



By: Connor Farmer
Its: Member

Shelby County, AL 12/06/2019
State of Alabama
Deed Tax: \$156.00



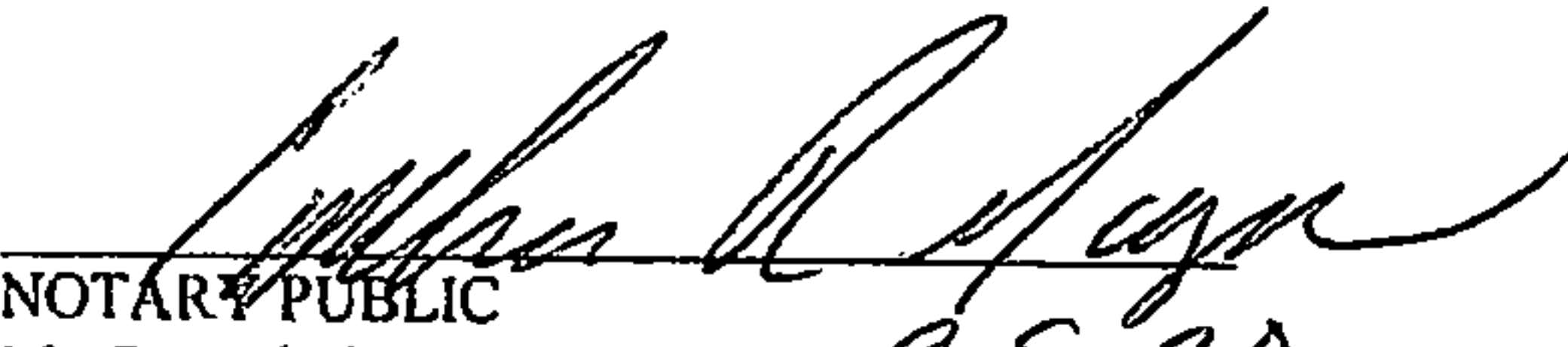
20191206000451900 1/3 \$184.00
Shelby Cnty Judge of Probate, AL
12/06/2019 12:47:20 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elisha Holcombe, whose name as Authorized Representative of IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Authorized Representative and with full authority executed the same voluntarily for and as the act of IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA on the day the same bears date.

Given under my hand and official seal, this 27th day of November, 2019.


CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

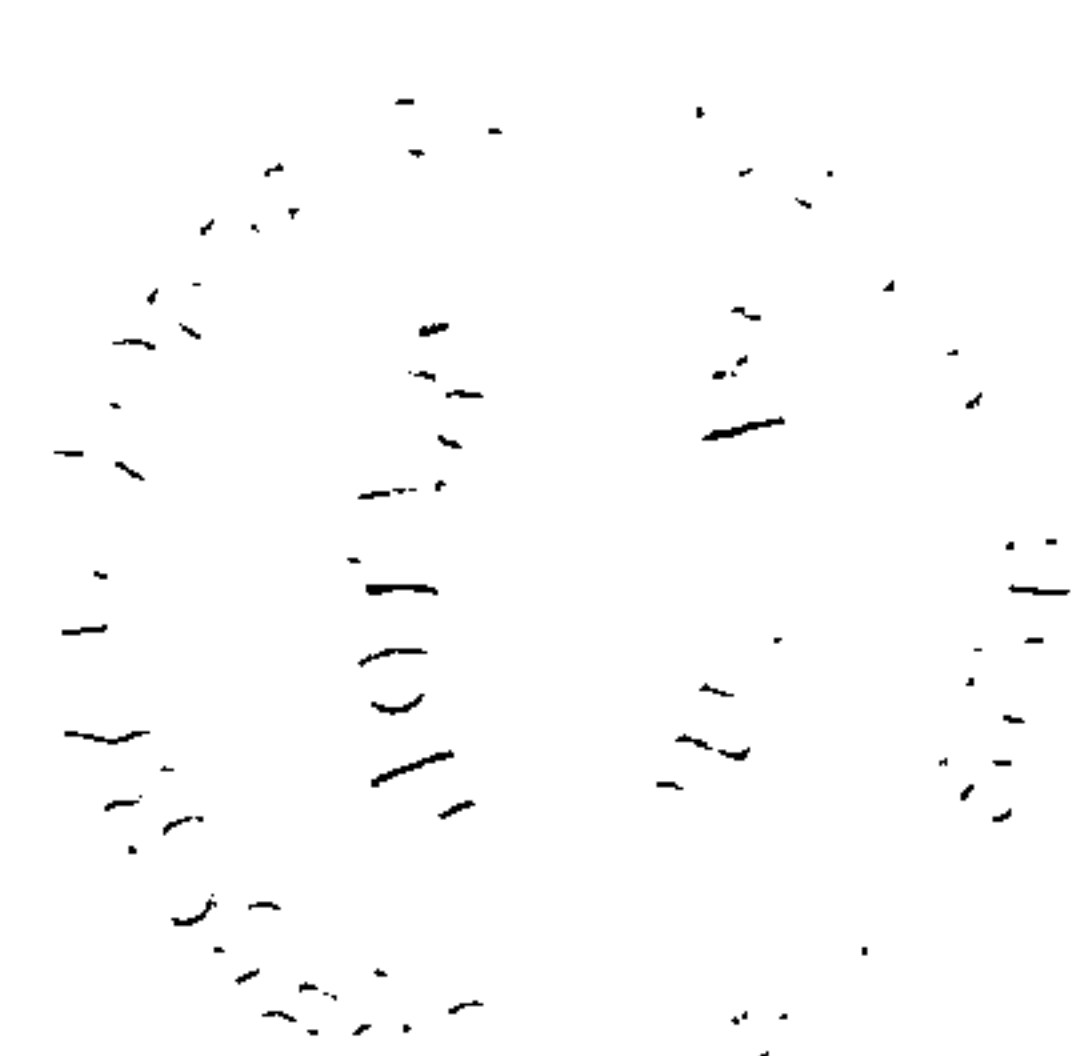

NOTARY PUBLIC
My Commission Expires 9-9-20

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose names as Member of Gallant Lake, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of Gallant Lake, LLC on the day the same bears date.

Given under my hand and official seal, this the 27th day of November, 2019.


NOTARY PUBLIC
My Commission Expires 8-21-23



20191206000451900 2/3 \$184.00
Shelby Cnty Judge of Probate, AL
12/06/2019 12:47:20 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Gallant Lake LLC
Mailing Address IRA Innovations LLC
120 Bishop Circle
Prichard, AL 35124

Grantee's Name Scotch Homes & Land
Mailing Address Development Group Inc
301 Weeping Willow Lane
Chelsea, AL 35043

Property Address See Legal on Deed

Date of Sale 11-27-19
Total Purchase Price \$ 760,000

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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ 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 11-27-19

Print Greg Harrison

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20191206000451900 3/3 \$184.00
Shelby Cnty Judge of Probate, AL
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Form RT-1