

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Don Walter Holmes and Ginger Walker Holmes
537 Willow Branch Circle
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred One Thousand Nine Hundred Eighty-One and 00/100 (\$401,981.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Scotch Homes & Land Development, Group, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Don Walter Holmes and Ginger Walker Holmes**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 165, according to the Survey of Willow Branch Sector 3B, as recorded in Map Book 50, Page 93, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$201,981.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **25th** day of **March, 2020**.

Scotch Homes & Land Development Group, Inc.

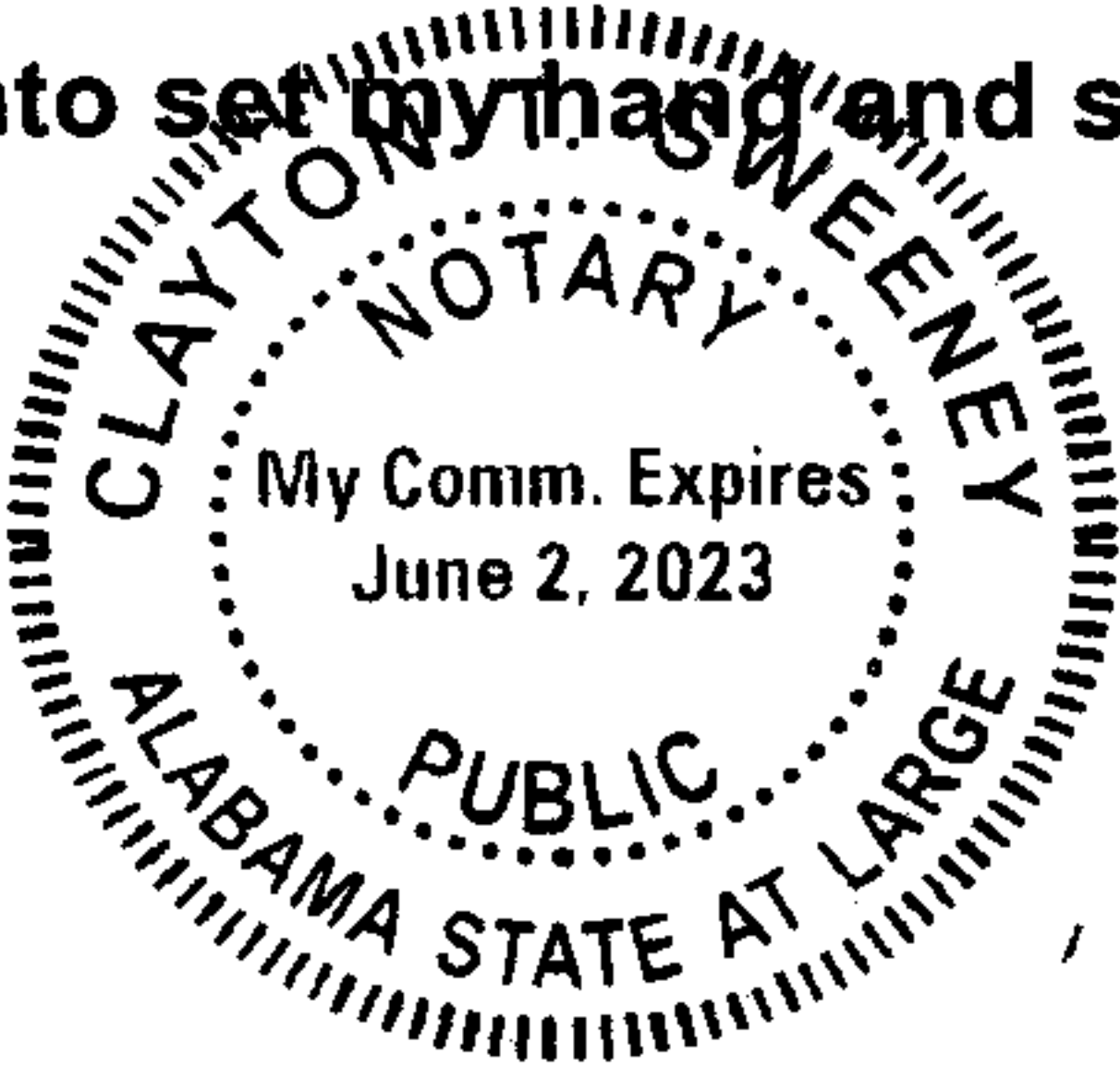

Wayne J. Scotch, Jr., President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wayne J. Scotch, Jr., whose name as President of Scotch Homes & Land Development Group, Inc., an Alabama corporation, 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 such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of March, 2020.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Scotch Homes & Land
Development Group, Inc.Grantee's Name
Don Walter Holmes and
Ginger Walker HolmesMailing Address
145 Willow Branch
Chelsea, AL 35043Mailing Address
537 Willow Branch Circle
Chelsea, AL 35043Property Address
537 Willow Branch Circle
Chelsea, AL 35043Date of Sale March 25, 2020Total Purchase Price \$ 401,981.00

or

Actual Value \$

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2020 09:37:28 AM
\$225.00 CATHY
20200406000132310*Allen S. Beal* orThe 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/ Assessor's Appraised Value☐ Other - property tax redemption

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 3-25-2020

Scotch Homes & Land Development Group, Inc.

By: Wayne J. Scotch, Jr.

Print Its: President

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

CLAYTON T. SWEENEY, ATTORNEY AT LAW