

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: s-20-26453

Send Tax Notice To: Edward Kent Scott
Pamela J. Scott

74 Lakeshore Drive
Birmingham, AL 35209-7297

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Fifty Thousand Dollars and No Cents (\$650,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jim Blair and Teresa G. Blair, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edward Kent Scott and Pamela J. Scott**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

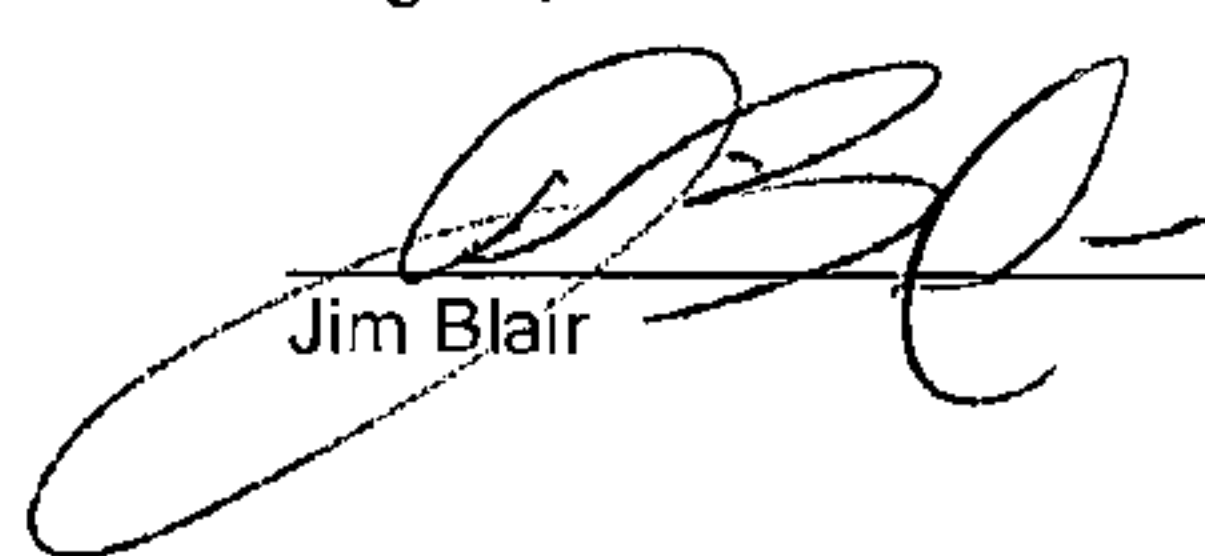
Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

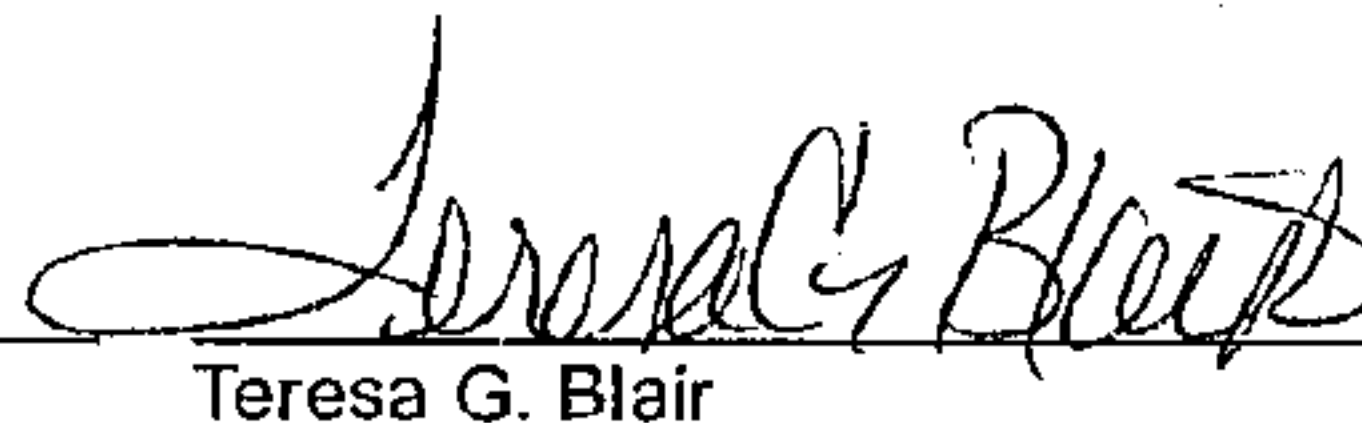
\$430,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2020.


Jim Blair


Teresa G. Blair

State of Alabama

County of Shelby

I, Jennifer Lindberry, a Notary Public in and for the said County in said State, hereby certify that Jim Blair and Teresa G. Blair, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2020.

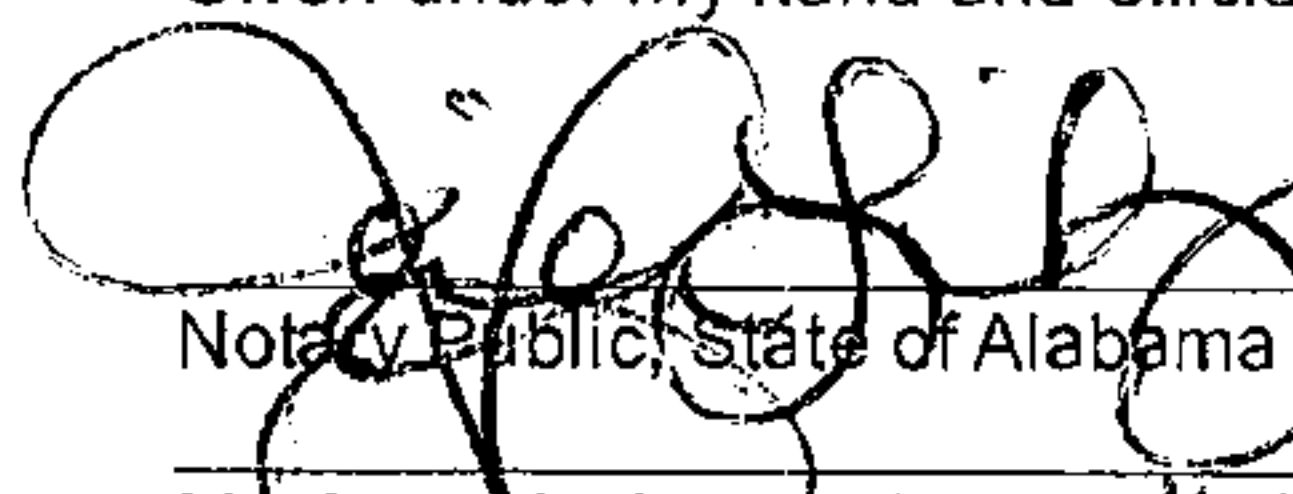

Notary Public, State of Alabama
My Commission Expires: 11-13-2023



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE ¼ of the NE ¼ of Section 13, Township 22 South, Range 1 East; thence run North 0 degrees 00 minutes 00 seconds East along the West boundary of said 1/4-1/4 Section for a distance of 301.65 feet to a point on the Southeast margin of County Road #42; thence North 41 degrees 03 minutes 00 seconds East along Southeast margin of County Road #42 a distance of 262.41 feet to the POINT OF BEGINNING; thence continue North 41 degrees 03 minutes 00 seconds East along Southeast margin of County Road #42 a distance of 57.64 feet to a point on a curve to the left having a central angle of 12 degrees 43 minutes 22 seconds, a radius of 588.00 feet, a chord of 129.86 along a bearing of North 34 degrees 41 minutes 19 seconds East thence run along the arc of said County Road, a distance of 130.12 feet; thence South 32 degrees 46 minutes 09 seconds East leaving said County Road a distance of 208.94 feet to the bank of Lay Lake; thence South 39 degrees 32 minutes 35 seconds West along Lay Lake a distance of 142.81 feet; thence North 44 degrees 37 minutes 11 seconds West a distance of 190.57 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 26, 2006.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 08:15:31 AM
\$248.00 CHERRY
20200901000385280

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Jim Blair Teresa G. Blair	Grantee's Name	Edward Kent Scott Pamela J. Scott
Mailing Address	<u>1009 Magnolia Circle</u> <u>Gulf Shores, AL 36542</u>	Mailing Address	<u>74 Lakeshore Dr</u> <u>Birmingham, AL 35209</u>
Property Address	<u>17660 Highway 42</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 31, 2020</u>
		Total Purchase Price	<u>\$650,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

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 of 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 August 28, 2020

Unattested

(verified by)

Print Jim Blair

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one