

Return to:

Grantor Address/ Send Future Tax Notices:
367 Ivy Hills Circle
Calera, AL 35040 -5057

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

67118063-5667671
That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **Brandon Lee Scalf and Aerial Nicole Scalf**, both unmarried persons, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell, convey and generally warrant to Brandon Lee Scalf, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, to-wit:

Tax Id Number(s): 10 1 02 0 002 025.000 Land situated in the County of Shelby in the State of AL LOT 5, BLOCK 8, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGES 135 A AND B AND 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: BY DEED FROM JOHN LEE, A SINGLE MAN TO TARA S. LEE, A SINGLE WOMAN, DATED JANUARY 26, 2017, RECORDED MARCH 21, 2017 IN DEED INSTRUMENT NO. 20170321000094620

Commonly Known As:

367 Ivy Hills Circle
Calera, AL 35040 -5057

Fair Market Value: \$160,000

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above described property.

The above described property is the homestead of Grantors.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12 day of December, 2019.

GRANTOR:


Aerial Nicole Scalf

STATE OF Alabama)
COUNTY OF Shelby)

I, Tansy D. Russell, a Notary Public for the State of Alabama, do hereby certify that Aerial Nicole Scott, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of December, 20 19.

Tansy D. Russell
(NOTARY SEAL) Notary Public
My commission expires: 12/23/2023

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the _____ day of _____, 20 _____.

GRANTOR:

Brandon Lee Scalf
Brandon Lee Scalf

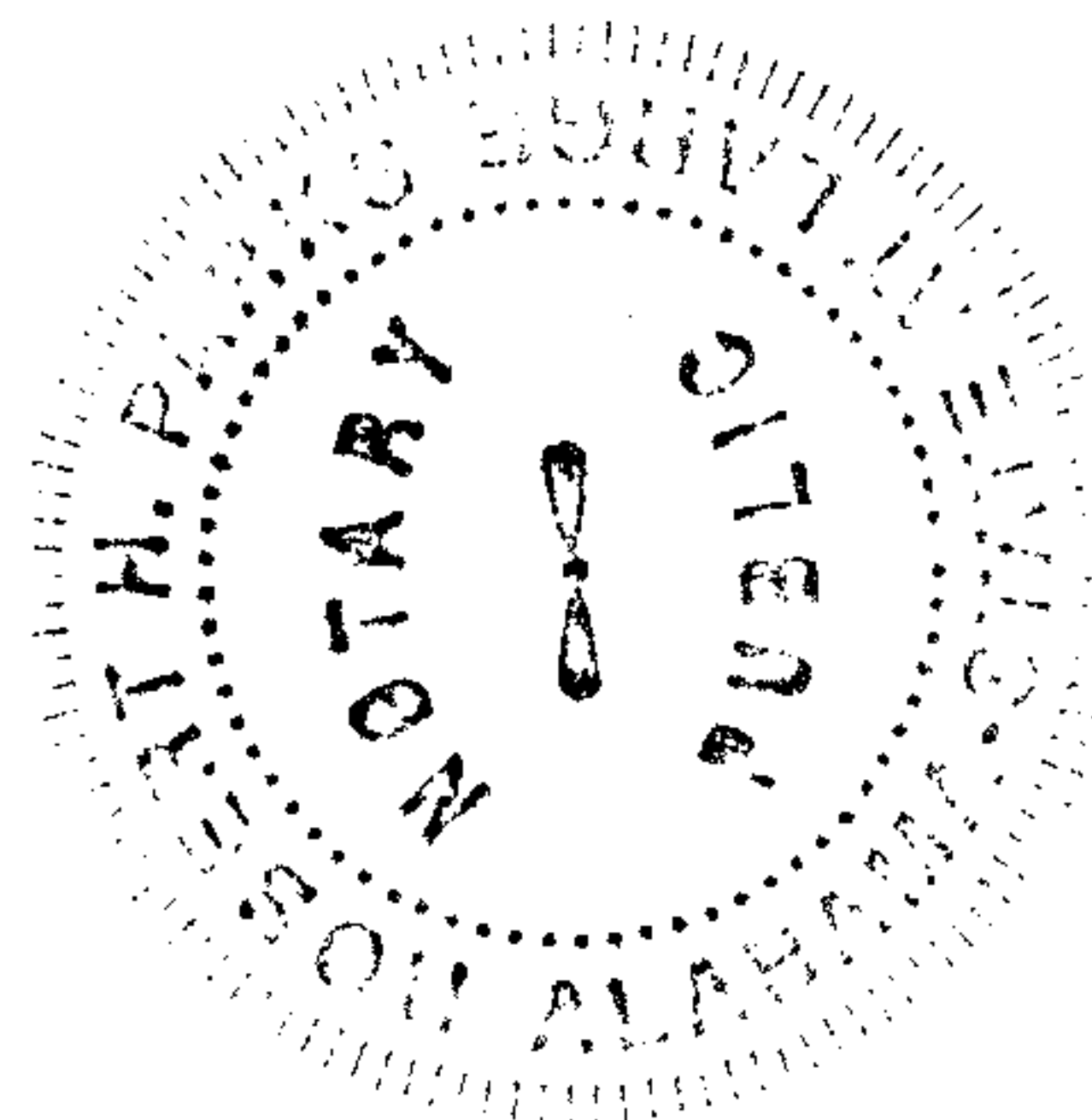
STATE OF Alabama)
COUNTY OF Shelby)

I, Robert H. Parks, a Notary Public for the State of Alabama, do hereby certify that Brandon Lee Scalf, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of April, 2020.

Robert H. Parks
(NOTARY SEAL) Notary Public

My commission expires: MY COMMISSION EXPIRES 6-2-20



This instrument was prepared by:
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 28 6 23 0 000 092.000

Land situated in the County of Shelby in the State of AL

LOT 41, ACCORDING TO THE MAP AND SURVEY OF OLD IVY SUBDIVISION, PHASE II, AS RECORDED IN MAP BOOK 36, PAGE 6-A AND DOCUMENT #20051027000561200, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. (SAID MAP BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", RECORDED IN MAP BOOK 11, PAGE 26, AS RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.)

By Deed From Adams Homes LLC to Brandon Lee Scalf and Aerial Nicole Scalf dated 06/27/2018, recorded on 07/02/2018 as 20180702000234250.

Commonly known as: 367 Ivy Hills Cir, Calera, AL 35040-5057

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 09:21:47 AM
\$114.00 JESSICA
20200908000397710

Allen S. Bayl