



20210518000244360 1/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
05/18/2021 10:51:49 AM FILED/CERT

This instrument was prepared by:  
Joe A. Scotch  
Birmingham, Alabama

Send Tax Notice to:  
Scotch Homes & Land Development  
48 Chesser Crane Rd. Suite K  
Chelsea, Alabama, 35043

### **STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TWENTY EIGHT THOUSAND AND NO/100 DOLLARS to the undersigned grantor(s), **Willow Lake First Sector, LLC**, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) do by these presents, grant, bargain, sell, and convey to **Scotch Homes & Land Development Group, Inc.** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

Lot 119 according to the Survey of Willow Branch Sector 1, as recorded in Map Book 38 page 60, in the Probate Office of Shelby County, Alabama.

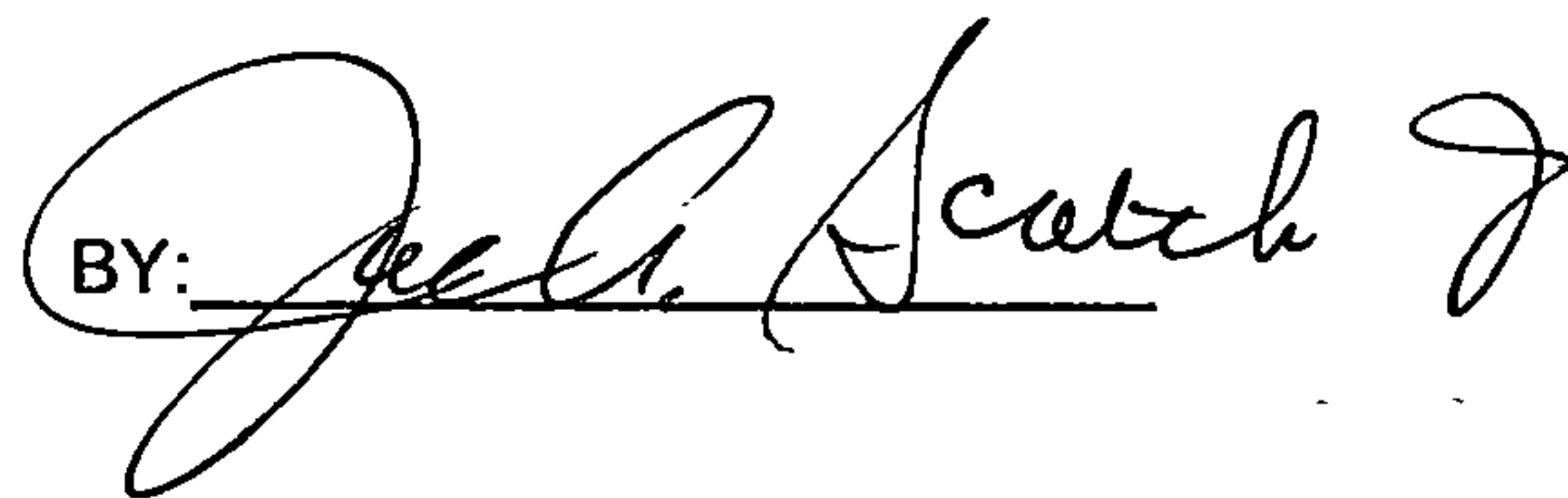
This conveyance is subject to taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and Assigns forever.

GRANTOR does hereby warrant and will defend the title to said property against lawful claims of all persons or entities whomsoever claiming by, through or under grantor, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of September, 2020.

Willow Lake First Sector. LLC

BY: 

**[GENERAL ACKNOWLEDGEMENT NEXT PAGE]**

Shelby County, AL 05/18/2021  
State of Alabama  
Deed Tax: \$28.00



20210518000244360 2/3 \$56.00  
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**STATE OF ALABAMA  
SHELBY COUNTY**

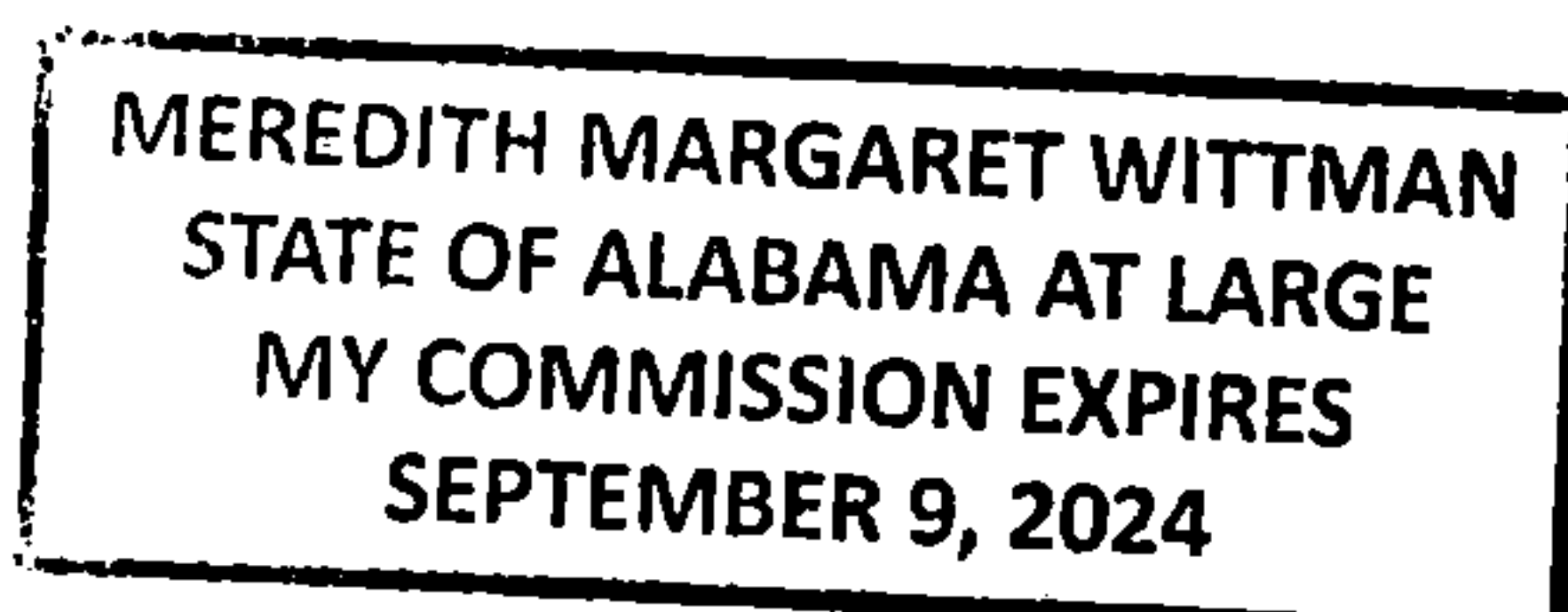
**GENERAL ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr., whose name as Managing Member of Willow Branch First Sector, LLC is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this 10<sup>th</sup> day of November 2020

September 9, 2024  
My Commission Expires

Meredith Margaret Wittman  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Joe Scott Grantee's Name Scotthomes  
Mailing Address 148 Scotch Crest Mailing Address 48 Chassee Crane Rd State K  
Birmingham AL 35242 Chessee 35093  
  
Property Address 1008 Willow Branch Trail Date of Sale 10/10/20  
Chessee 35093 Total Purchase Price \$ 28,000  
  
Actual Value \$ 11,000  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other Deed  
☐ 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 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 \_\_\_\_\_

Print Wayne J Scott

Unattested

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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