

20210525000255200 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
05/25/2021 11:47:39 AM FILED/CERT

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

Send Tax Notice To:
Curtis Richard Darden and
Janice Darlene Darden
1008 Willow Branch Trail
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seventy-Three Thousand Seven Hundred and 00/100 (\$373,700.00)**, 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, **Curtis Richard Darden and Janice Darlene Darden**, (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 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.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

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

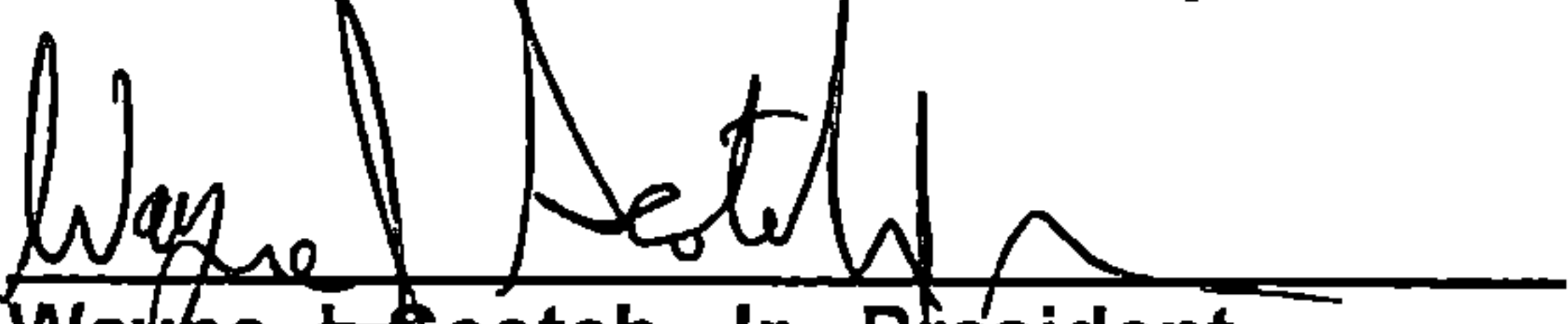
\$355,015.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **21st** day of **May**, 2021.

Scotch Homes & Land Development Group, Inc.


Wayne J. Scotch, Jr., President

Shelby County, AL 05/25/2021
State of Alabama
Deed Tax: \$19.00

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, she 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 **21st** day of **May**, 2021.


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
Curtis Richard Darden and
Janice Darlene Darden

Mailing Address
145 Willow Branch Lane
Chelsea, AL 35043

Mailing Address
1008 Willow Branch Trail
Chelsea, AL 35043

Property Address
1008 Willow Branch Trail
Chelsea, AL 35043

Date of Sale
May 21, 2021

Total Purchase Price \$ 373,700.00

or

Actual Value \$

or

Assessor's Market Value \$

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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/ 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 _____

Scotch Homes & Land Development Group, Inc.
By: Wayne J. Scotch, Jr.
Print Its: President _____

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one