

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Richard E. Scott and Cynthia H. Scott
360 Buttercup Lane
Montevallo, Alabama 35115

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this July 19, 2021, That for and in consideration of **THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **ESTATE OF SYLVIA PUTMAN, DECEASED (SHELBY COUNTY, ALABAMA PROBATE CASE NO. PR-2016-000362), BY ANDREW GLENN PUTMAN, AS PERSONAL REPRESENTATIVE,** (herein 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, **RICHARD E. SCOTT and CYNTHIA H. SCOTT,** (herein 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, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

A parcel of land in the NW ¼ of the SW ¼ of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said ¼ - ¼ section; thence run South 05 deg. 01 min. 42 sec. East 1024.88 feet; thence South 88 deg. 53 min. 41 sec. West 560.95 feet to the point of beginning; thence continue last course 406.81 feet; thence run North 04 deg. 53 min. 00 sec. West 515.34 feet to a point on the South side of Buttercup Lane; thence run North 88 deg. 55 min. 00 sec. East 98.88 feet; thence run North 01 deg. 05 min. 00 sec. West 30.00 feet to the East end of the centerline of Buttercup Lane; thence run North 88 deg. 55 min. 41 sec. East 305.95 feet; thence run South 04 deg. 53 min. 00 sec. East 545.19 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.
7. Subject to easement as set out and shown by instrument recorded in Real 9, Page 478 with the rights of others to use, in the Shelby County Probate Office.

Sylvia Putman is one and the same person as Sylvia L. Putman as grantee is that certain deed filed of record on July 17, 1992 in Instrument 1992-14362; John Putman having predeceased Sylvia L. Putman

8. Subject to right of ingress and egress and right to install utility lines over, under and along that certain perpetual easement as described in Real 9, Page 478.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed 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 as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 19, 2021.

GRANTOR:

Andrew Glenn Putman, **PREP**

Estate of Sylvia Putman, Deceased (Shelby County, Alabama Probate Case No. PR-2016-000362), by Andrew Glenn Putman, as Personal Representative

STATE OF Georgia
COUNTY OF Gwinnett

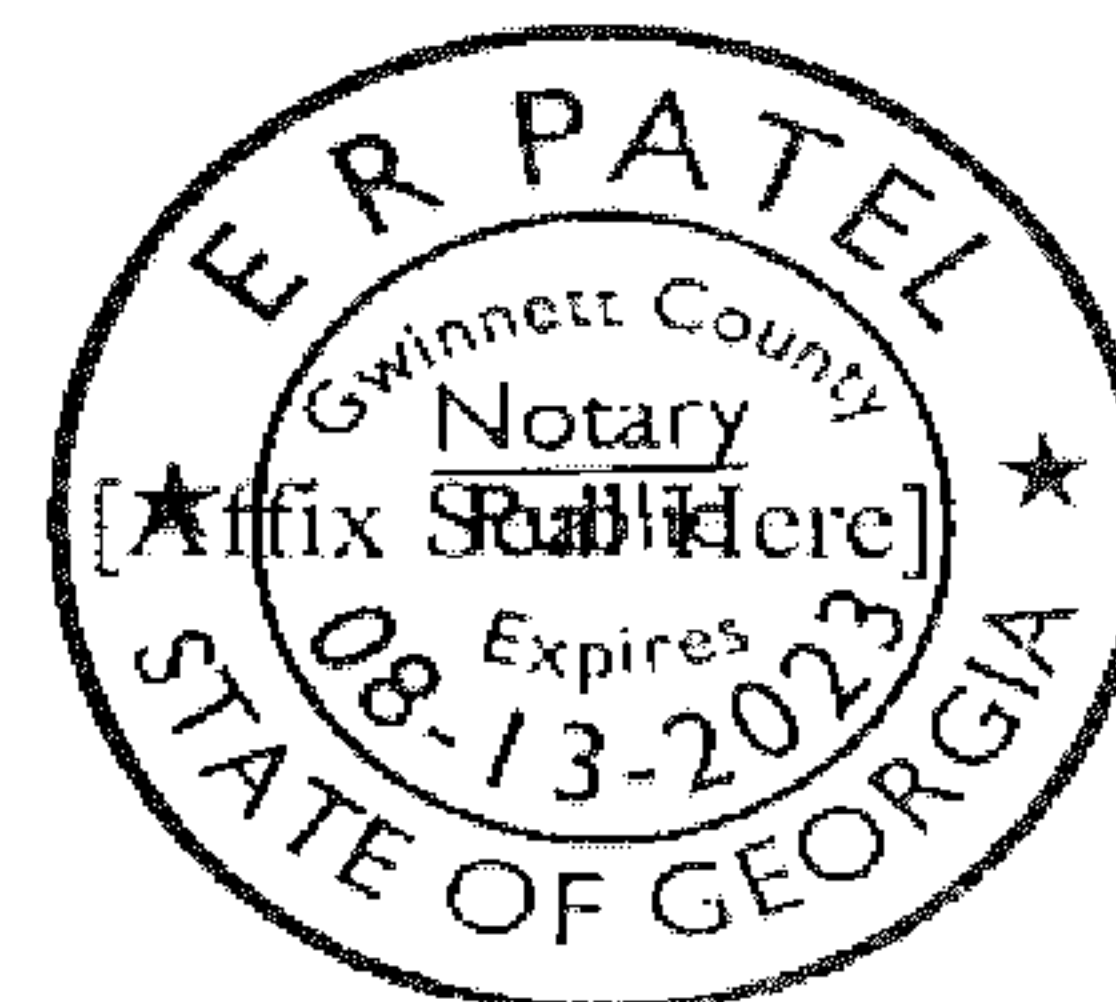
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of Sylvia Putman, Deceased (Shelby County, Alabama Probate Case No. PR-2016-000362), by Andrew Glenn Putman, as Personal Representative, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Estate of Sylvia Putman, Deceased (Shelby County, Alabama Probate Case No. PR-2016-000362), by Andrew Glenn Putman, as Personal Representative executed the same voluntarily with full authority as Personal Representative of said estate, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 19, 2021.

E. R. Patel

E. R. PATEL, Notary Public

My Commission Expires: 08/13/23



Real Estate Sales Validation Form

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

Grantor's Name Estate of Sylvia Putman
 Mailing Address Deceased
360 Buttercup Lane
Montevallo, AL 35115

Grantee's Name Richard E. Scott
 Mailing Address Cynthia H. Scott
360 Buttercup Lane
Montevallo, AL 35115

Property Address 360 Buttercup Lane
Montevallo, AL 35115

Date of Sale 7/19/21
 Total Purchase Price \$ 300,000.00
 or
 Actual Value \$ _____
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 7/19/21

Print C. Ryan Sparks

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/21/2021 09:46:02 AM
 \$30.00 JOANN
 20210721000352670

Allen S. Byrd