

  
20210810000388660 1/5 \$526.00  
Shelby Cnty Judge of Probate, AL  
08/10/2021 01:09:11 PM FILED/CERT

This Instrument was prepared without  
examination of title by:

Anna Funderburk Buckner, Esq.  
ANNA F. BUCKNER, LLC  
1859 Ogletree Road  
Auburn, Alabama 36830  
File No.: 06316-205R

Send Tax Notice To:

Scott Howell Kidd, Trustee  
Scott Howell Kidd Trust  
122 High Hampton Drive  
Pelham, AL 35124

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### TRUSTEE'S DEED

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STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**WHEREAS, SCOTT KIDD and KATHY KIDD** owned the real property as joint tenants with right of survivorship as set forth below, located in Shelby County, Alabama, having acquired said property by deed dated September 19, 2013 and recorded in Instrument No.: 20130925000385260, in the Office of the Judge of Probate of Shelby County, Alabama on September 25, 2013.

**WHEREAS, KATHY KIDD** died on or about the 5<sup>th</sup> day of January, 2019, and the said property passed by operation of law to her surviving spouse, **SCOTT KIDD**, outright and free of trust, as set forth in the deed.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS** that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **SCOTT KIDD**, a married man ("Grantor"), Grantor does hereby grant, bargain, sell, and convey, forever, to **SCOTT HOWELL KIDD**, as Trustee of the **SCOTT HOWELL KIDD TRUST**, dated July 29, 2021 ("Grantee") the following described property situated in Shelby County, Alabama (the "Property"), to-wit:

See Exhibit A, attached hereto and made a part hereof as if fully set forth at this point;

together with all and singular the easements, licenses, privileges, tenements and appurtenances thereunto belonging or in any way appertaining thereto.

Being and being intended to be the same property conveyed to Grantor in Special Warranty Deed dated September 19, 2013, and recorded September 25, 2013 as Instrument Number 20130925000385260 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is expressly subject to the following:

1. Ad valorem taxes, special taxes, fire district assessments, library assets and other assessments for the current year, and all subsequent years not yet due and payable.
2. Applicable comprehensive plan, including developmental regulations.
3. Mining and mineral rights not owned by Grantor.
4. All applicable zoning ordinances.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of any such interests.
6. Any and all easements, restrictions, covenants, reservations, agreements, rights-of-way and other matters of record.

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns, in fee simple forever, and Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

**[SIGNATURES INTENTIONALLY BEGIN ON NEXT PAGE.]**



IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this 29<sup>th</sup> day of July, 2021.

Signed, sealed and delivered in  
the presence of:

Scott Kidd  
SCOTT KIDD, also known as Scott  
Howell Kidd

WITNESSES:

Mary Elkh Davis  
Printed Name: MARY ELKH DAVIS

Printed Name: Lee Feron Lee Feron

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned, a notary public, in and for said County in said State, hereby certify that **SCOTT KIDD, also known as SCOTT HOWELL KIDD**, 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 the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand on this the 29<sup>th</sup> day of July, 2021.

Anna F. Feron  
Notary Public

[SEAL]

My commission expires: 12-8-21





## EXHIBIT "A"

A parcel of land situated in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 20 South, Range 2 West, and the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 8, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at a pine knot at the SE corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 20 South, Range 2 West and the NE corner of Lot 74-A of a Resurvey of Lots 72 & 74 High Hampton Sector 2 as recorded in Map Book 24 Page 122 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 75°36'21" W along the northern line of said Lot 74-A and Lot 75 of High Hampton Sector 2 as recorded in Map Book 22 Page 7 in said Probate Office a distance of 922.22 feet to a rebar capped RCFA at the SE corner of Lot 78A of Resurvey of Lots 78, 79, 80, 81, & 82 High Hampton Sector 1 as recorded in Map Book 38 Page 9 in said Probate Office; thence N 0°44'37" W along the east line of Lot 78A a distance of 445.77 feet to a rebar capped RCFA at the SE corner of Lot 80A; thence N 3°41'19" E along the east line of Lot 80A a distance of 150.00 feet to a rebar capped RCFA at the NE corner of Lot 80A; thence N 86°17'25" W along the northern line of Lot 80A a distance of 126.14 feet to a rebar capped RCFA on the eastern line of Lot 81A; thence N 22°39'44" E along the eastern line of Lot 81A a distance of 134.05 feet to a rebar capped SMW at the SW corner of Lot 82B of Resurvey of Lot 82A High Hampton Sector 1 & Acreage Tract as recorded in Map Book 40 Page 61 in said Probate Office; thence N 84°35'14" E along the southern line of Lot 82B a distance of 311.98 to a rebar capped SMW, said point also being a point on a curve to the right having a central angle of 55°26'12" and a radius of 60.00 feet, said curve subtended by a chord bearing N 22°23'11" E and a chord distance of 55.81 feet; thence along the arc of said curve and along the eastern line of Lot 82B a distance of 58.05 feet to a rebar capped EDG at a point of reverse curve having a central angle of 49°40'47" and a radius of 25.00 feet, said curve subtended by a chord bearing N 25°16'42" E and a chord distance of 21.00 feet; thence along the arc of said curve and along the eastern line of Lot 82B a distance of 21.68 feet to a rebar capped CA81; thence N 0°21'48" E along the eastern line of Lot 82B a distance of 325.04 feet to a rebar capped CA81 at the beginning of a curve to the left having a central angle of 91°46'48" and a radius of 145.00 feet, said curve subtended by a chord bearing N 45°36'32" W and a chord distance of 208.22 feet; thence along the arc of said curve and along the northeastern line of Lot 82B to a rebar capped SMW on the eastern line of Oak Mountain Crest Drive (Private 60' ingress/egress drainage & utility easement as recorded in Map Book 40 Page 144 in the Office of the Judge of Probate in Shelby County); thence N 1°29'07" W along the eastern line of Oak Mountain Crest Drive and leaving Lot 82B to a rebar capped EDG on the southwestern line of Lot 13 of Oak Mountain Preserve Phase 2 as recorded in Map Book 41 Page 54 in the Office of the Judge of Probate in Shelby County, Alabama, said point also being a point on a curve to the right having a central angle of 92°37'47" and a radius of 230.00 feet, said curve subtended by a chord bearing of N 45°11'47" W and a chord distance of 332.66 feet; thence along the arc of said curve and along the southwestern line of Lot 13 a distance of 371.85 feet to a rebar capped EDG; thence S 87°00'29" E along the southern line of Lot 13 and Lot 11 of Oak Mountain Preserve Phase 1 as recorded in Map Book 40 Page 144 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 525.29 feet to a rebar capped EDG at the NE corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 20 South, Range 2 West; thence S 0°27'16" E along the eastern line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 1325.43 feet to the POINT OF BEGINNING. Said parcel of land contains 23.58 acres, more or less.



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## Real Estate Sales Validation Form

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

Grantor's Name Scott Kidd  
Mailing Address 122 High Hampton Drive  
Pelham, AL 35124

Grantee's Name Scott Howell Kidd, Trustee  
Mailing Address Scott Howell Kidd Trust  
122 High Hampton Drive  
Pelham, AL 35124

Property Address Parcel ID#: 14 4 17 2 000 001.000

Date of Sale 07/29/2021

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$491,510

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 Tax Assessor's Value

☐ 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 07/29/21

Print Scott Howell Kidd, Trustee, Grantee

☐ Unattested

Sign

Scott Howell Kidd (Trustee)

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1