



BOOK 40, PAGE 144 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS DEED IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD WHICH WOULD AFFECT TITLE VESTING HEREBY IN THE GRANTEES UNDER THE PRESENT LAWS OF THE STATE OF ALABAMA INCLUDING SECTIONS 6-5-248 AND 6-5-253, *CODE OF ALABAMA*.

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 Warranty Deed dated June 10, 2016, and recorded in Instrument No.: 20160613000204040, in the Office of the Judge of Probate of Shelby County, Alabama on June 13, 2016.

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. 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:

Maryellen Davis  
Printed Name: Maryellen Davis

Lee Fernon  
Printed Name: Lee Fernon

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 29<sup>th</sup> day of July, 2021.

Anna Fuchsel Bullock  
Notary Public

[SEAL]

My commission expires: 12-8-21



20210810000388800 3/4 \$39.50  
Shelby Cnty Judge of Probate, AL  
08/10/2021 01:18:46 PM FILED/CERT



## 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 3 08 3 000 002.020

Date of Sale 07/29/2021  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$8,060

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)  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



20210810000388800 4/4 \$39.50  
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Form RT-1