

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

TRUSTEE'S DEED

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 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.

WHEREAS, KATHY KIDD died on or about the 5th 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:

AN EASEMENT FOR INGRESS/EGRESS ALONG THE 60 FOOT EASEMENT OF OAK MOUNTAIN CREST WAY, AS SHOWN ON MAP

Shelby County, AL 08/10/2021 State of Alabama Deed Tax:\$8.50 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.]

202108100003888800 2/4 \$39.50 Shelby Cnty Judge of Probate, AL 08/10/2021 01:18:46 PM FILED/CERT IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this 29th day of July, 2021.

Signed, sealed and delivered in the presence of:

WITNESSES:

What a sealed and delivered in SCOTT KIDD, also known as Scott Howell Kidd

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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 29th day of July, 2021.

Notary Public

[SEAL]

My commission expires:

JEFFERSON COUNTY)

12-8-21

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Real Estate Sales Validation Form

This	Document must be filed in accor		
Grantor's Name	Scott Kidd		Scott Howell Kidd, Trustee
Mailing Address	122 High Hampton Drive	Mailing Address	Scott Howell Kidd Trust
	Pelham, AL 35124	•	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			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.			
to property and their current maining 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 emount paid for the purchase of the property both real and personal			
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			
	cated in <u>Code of Alabama 19</u>		
Date 07/29/21		Print Scott Howell Kidd, Trustee	<u> </u>
		~1 4 7/ ~	Phille (Trustee)
Unattested		Sign Stott Here	e may (mstee)
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one

eForms

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