

20210901000427460  
09/01/2021 01:58:31 PM  
DEEDS 1/4

Send tax notice to:  
Fern M. Scott, Trustee  
301 Country Side Circle  
Calera, AL 35040

This Instrument Prepared By:  
Vincent J. Schilleci III  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).**

**WARRANTY DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY         )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Fern Scott, an unmarried person (hereinafter referred to as "Grantor"), whose mailing address is 301 Country Side Circle, Calera, AL 35040, do grant, bargain, sell and convey unto Fern M. Scott, Trustee, and any successors, as Trustee of the Gregory D. Scott and Fern M. Scott Revocable Trust, Dated August 21, 2009 (hereinafter referred to as "Grantee"), whose mailing address is 301 Country Side Circle, Calera, AL 35040, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Country View Estates, Phase 3, as recorded in Map Book 51, Pages 41 A & B in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: 20200406000132610

Property Address: 301 Country Side Circle, Calera, AL 35040  
(Parcel ID 28 6 23 0 000 211.000)

Tax Assessor's Market Value \$254,600

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All mortgages, easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

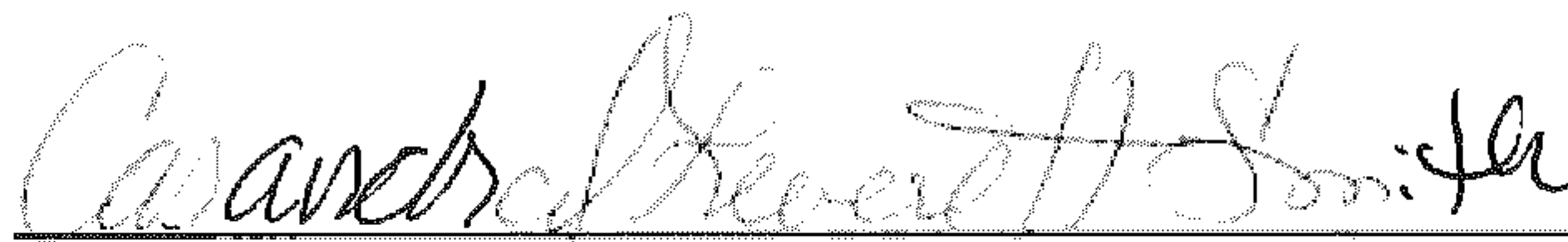
The above property constitutes the homestead of the Grantor.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand and seal on August 27, 2021.

  
Fern Scott

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify Fern Scott, an unmarried person, 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 conveyance, she executed the same voluntarily on the day the same bears date.

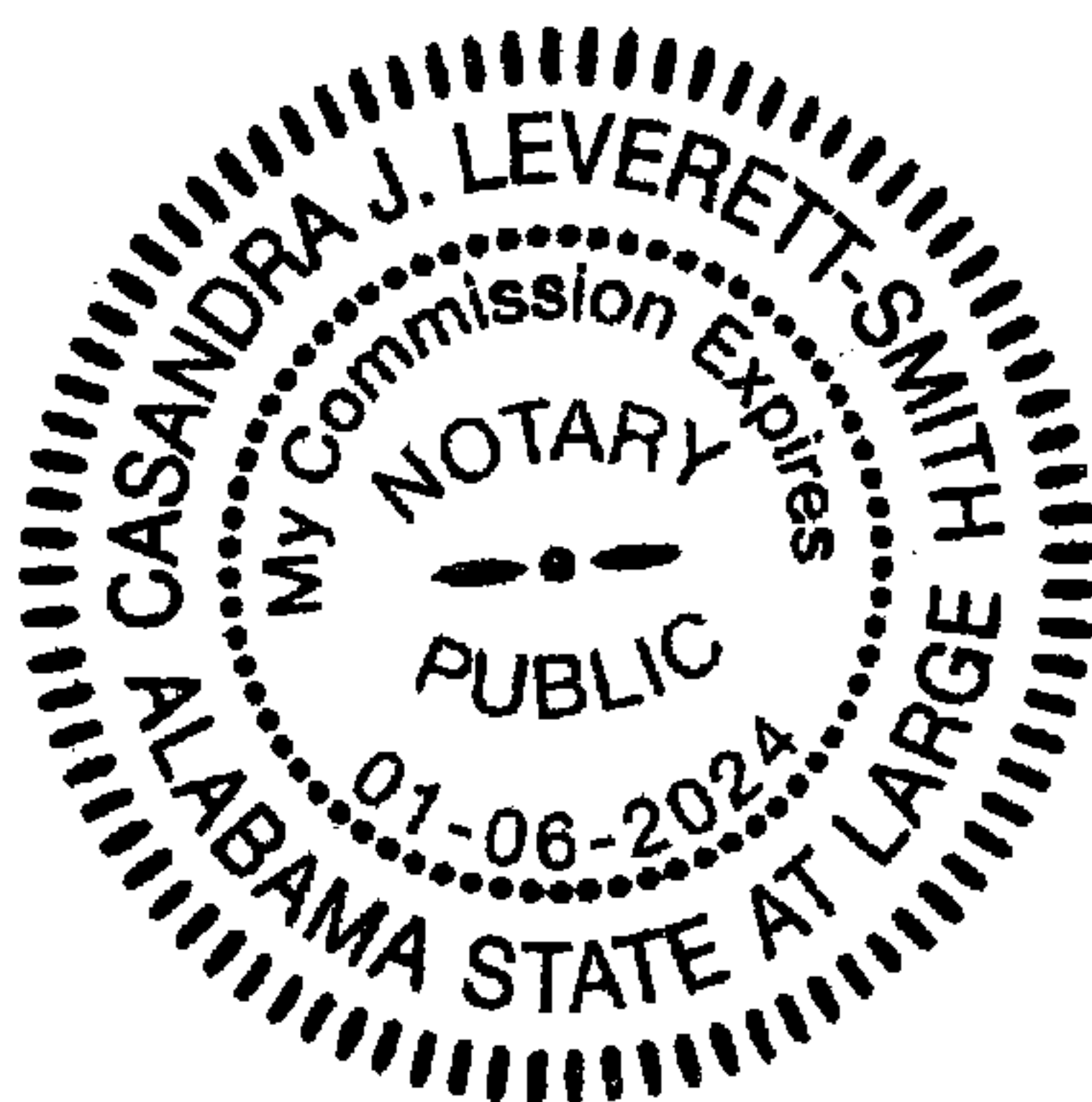
Given under my hand on August 27, 2021.

  
Notary Public

Cassandra J. Leverett-Smith  
Printed Name

(NOTARY SEAL)

My Commission Expires: 01/06/2024



**Real Estate Sales Validation Form****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

**Grantor's Name** Fern Scott  
**Mailing Address** 301 Country Side Circle  
 Calera, AL 35040

**Grantee's Name** Fern M. Scott, Trustee  
**Mailing Address** 301 Country Side Circle  
 Calera, AL 35040

**Property Address**  
 301 Country Side Circle  
 Calera, AL 35040

**Date of Sale** \_\_\_\_\_  
**Total Purchase Price \$** \_\_\_\_\_  
 or  
**Actual Value \$** \_\_\_\_\_  
 or  
**Assessor's Market Value \$** 254,600

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 Aug 27, 21

Print FERN M. SCOTT

☒ Unattested

Bill of Sale  
 (verified by)

Sign Fern M. Scott

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/01/2021 01:58:31 PM  
 \$286.00 BRITTANI  
 20210901000427460

Print Form

**Form RT-1**

*Ann S. Byrd*