



20210909000438840 1/7 \$93.50
Shelby Cnty Judge of Probate, AL
09/09/2021 09:10:39 AM FILED/CERT

This instrument was prepared by:
Judy M. McGill
Personal Representative of the Estate of Peggy M. Scott
104 Heather Lane
Pelham, AL 35124

Send Tax Notice to:
Karen Tennyson
1126 8th Ave SW
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration for TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Judy M. McGill as Personal Representative of the Estate of Peggy M. Scott, deceased** Probate Case No. PR-2020-000378, **David Wendell Scott**, a married person, **Judy M. McGill**, a married person, **Rachel Whitfield**, a married person, **Karen Tennyson**, an unmarried person, Peggy M. Scott being the last surviving grantee in that certain joint survivorship deed recorded in MAP Book 255, Page 360 in the Shelby County Probate Office, the other Grantee, James Scott having died on or about October 26, 2016 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Karen Tennyson** (hereinafter referred to as GRANTEE whether one or more) in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SW ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 3 WEST; THENCE RUN N 00-06'14" W FOR 1646.23' TO A ½" REBAR AND THE POINT OF BEGINNING; THENCE RUN N 00-07'12" W FOR 315.78' TO A ½" REBAR; THENCE RUN N 87-55'25" W FOR 320.06' TO A CAP REBAR; THENCE RUN S 00-07'12" E FOR 315.78' TO A CAP REBAR; THENCE RUN S 00-07'12" E FOR 315.78' TO A CAP REBAR; THEN RUN S 87-55'58" E FOR 320.06' TO THE POINT OF BEGINNING, CONTAINING 2.32 ACRES. TOGETHER WITH A 10' EASEMENT FOR INGRESS AND EGRESS, ALONG THE NORTH 10 FEET OF PARCEL 1 TO PARCEL 2.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, and rights of way, if any, of record.

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 GRANTEE.

AND SAID GRANTORS, for said, GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS

are 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 8th day of September, 2021.

David Wendell Scott
David Wendell Scott

STATE OF ALABAMA
SHELBY COUNTY

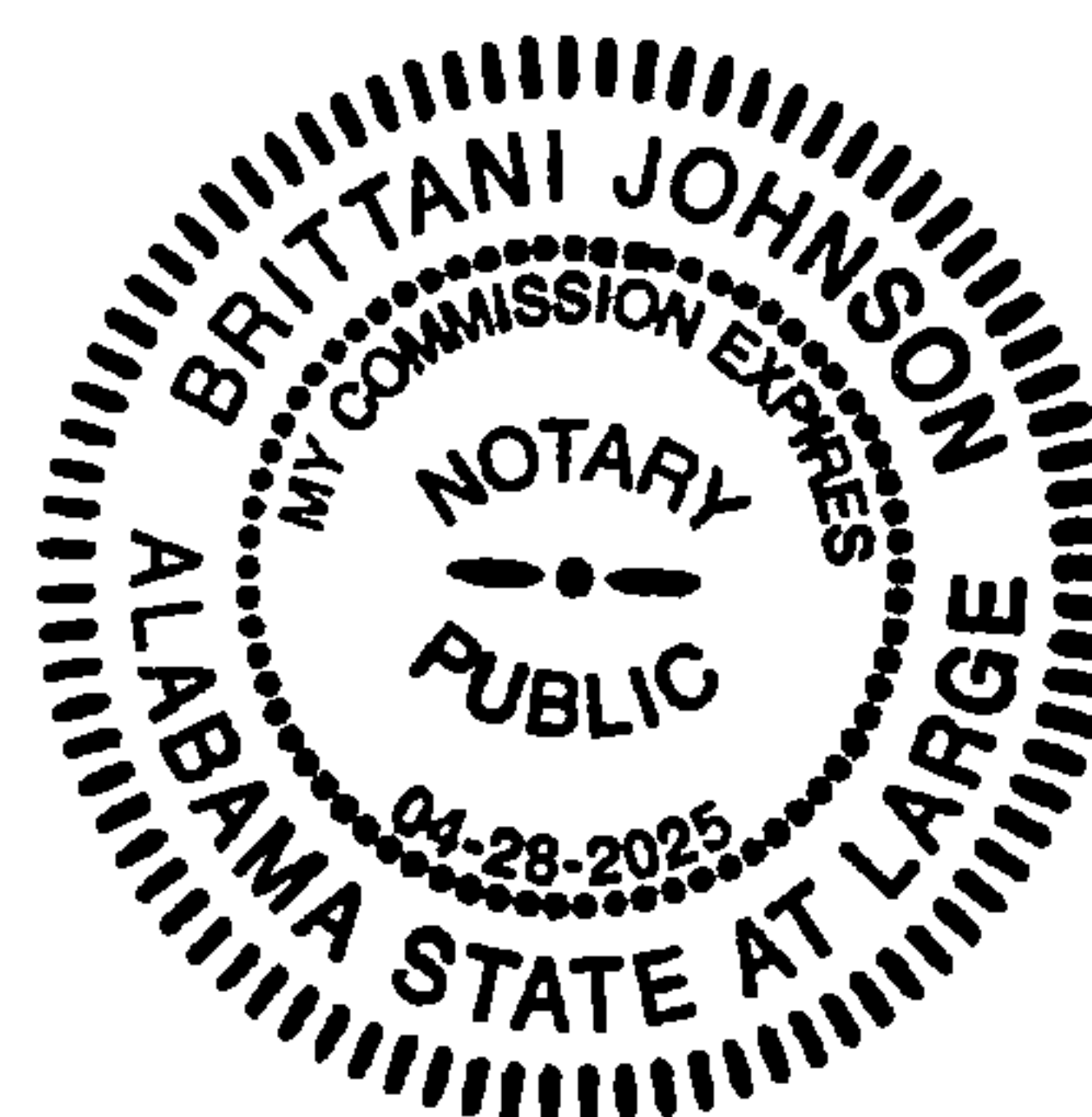
} ss:

I, the undersigned, a Notary Public, in and for said County and State, herby certify that **David Wendell Scott**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of September, 2021.

Brittani Johnson
Notary Public

My Commission Expires: 4.28.2025





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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
8th day of September, 2021.

Judy M. McGill
Judy M. McGill

STATE OF ALABAMA
SHELBY COUNTY

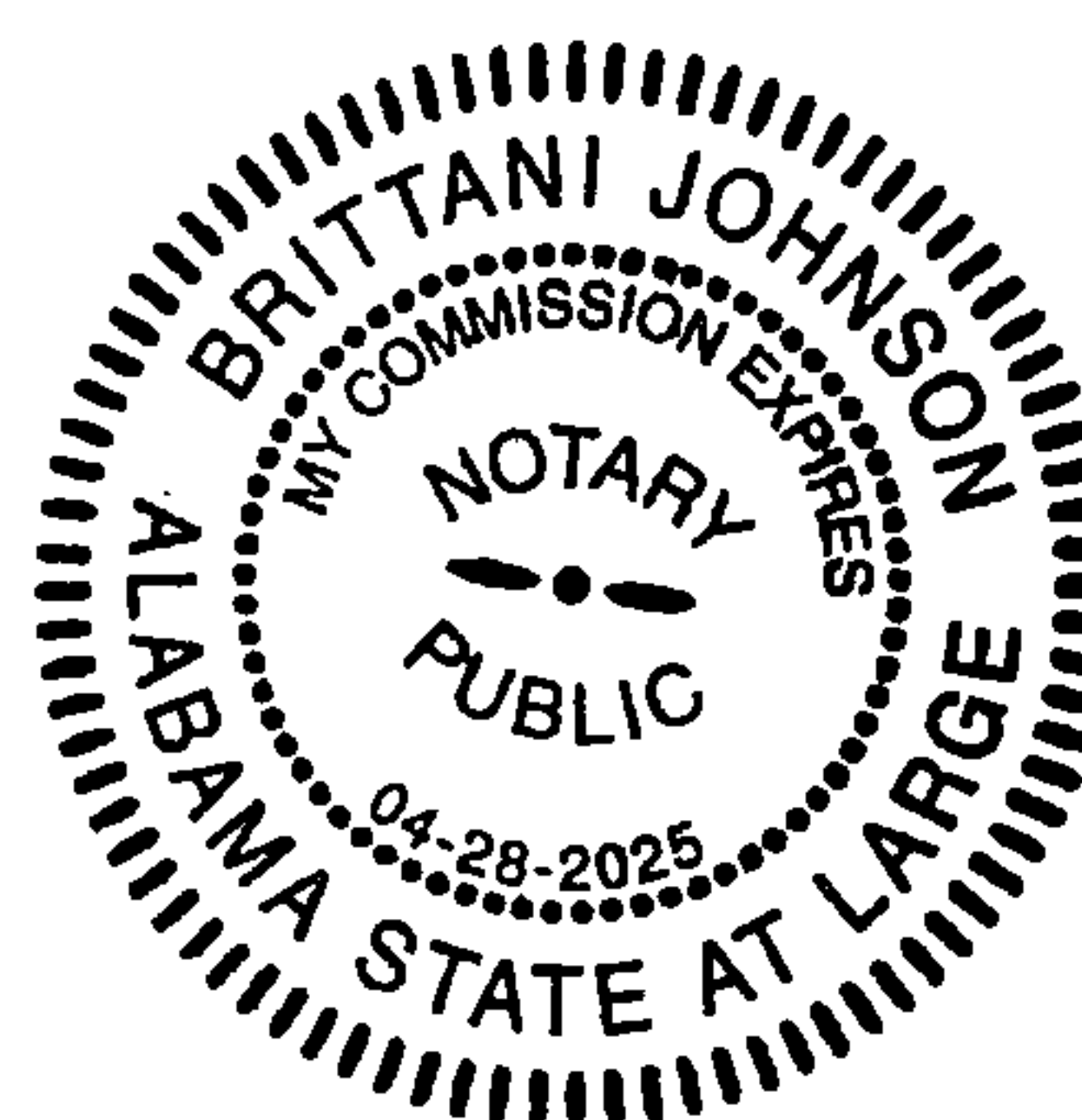
} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Judy M. McGill**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of
September, 2021.

Brittani Johnson
Notary Public

My Commission Expires: 4-28-2025





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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
8th day of September, 2021

Karen Tennyson

Karen Tennyson

STATE OF ALABAMA
SHELBY COUNTY

}

ss:

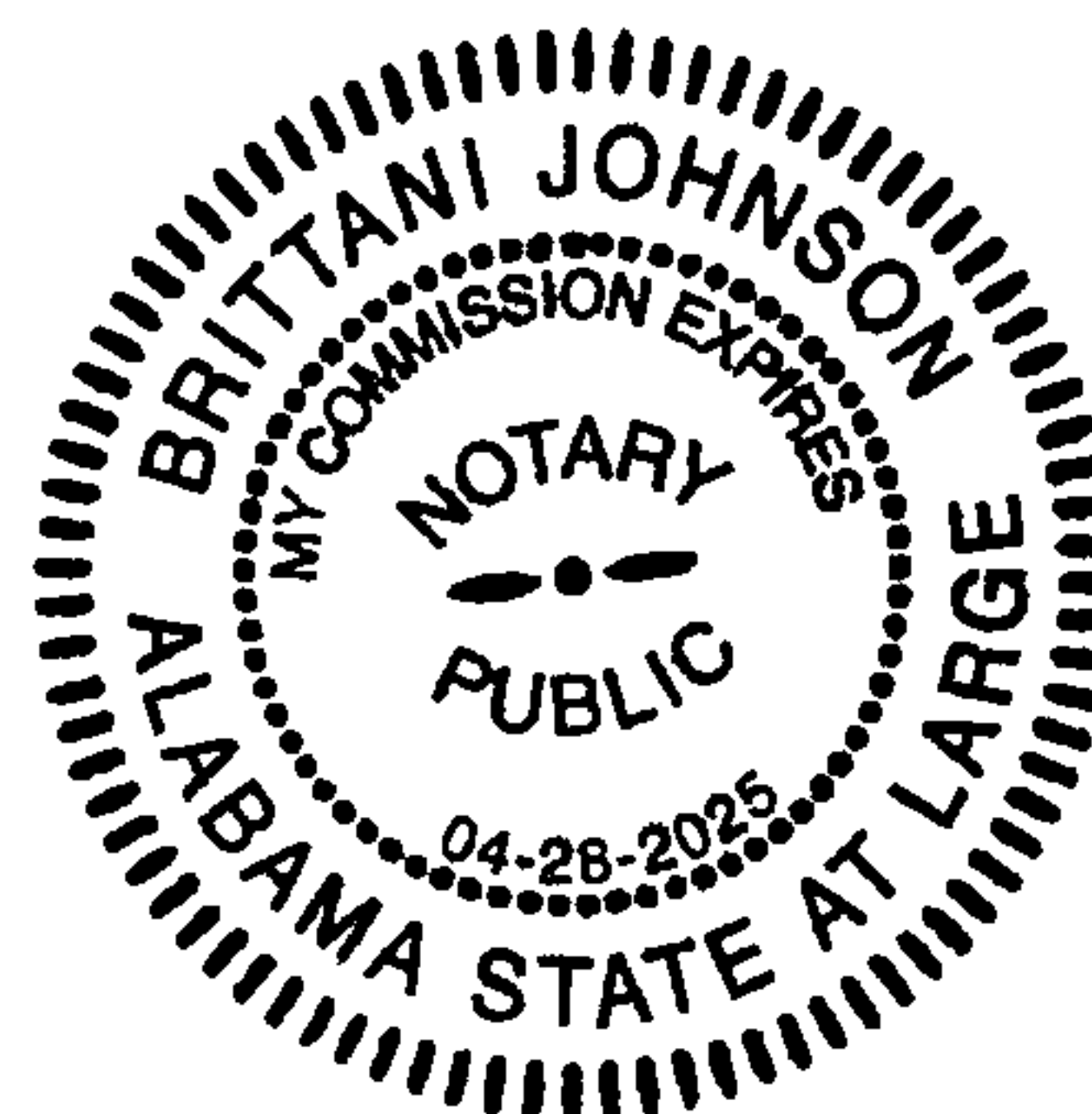
I, the undersigned, a Notary Public, in and for said County and State, herby certify that **Karen Tennyson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of
September, 2021.

Brittani Johnson
Notary Public

My Commission Expires:

4-28-2025





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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
__8th__ day of __September__, 2021

Rachel Whitfield
Rachel Whitfield

STATE OF ALABAMA
SHELBY COUNTY

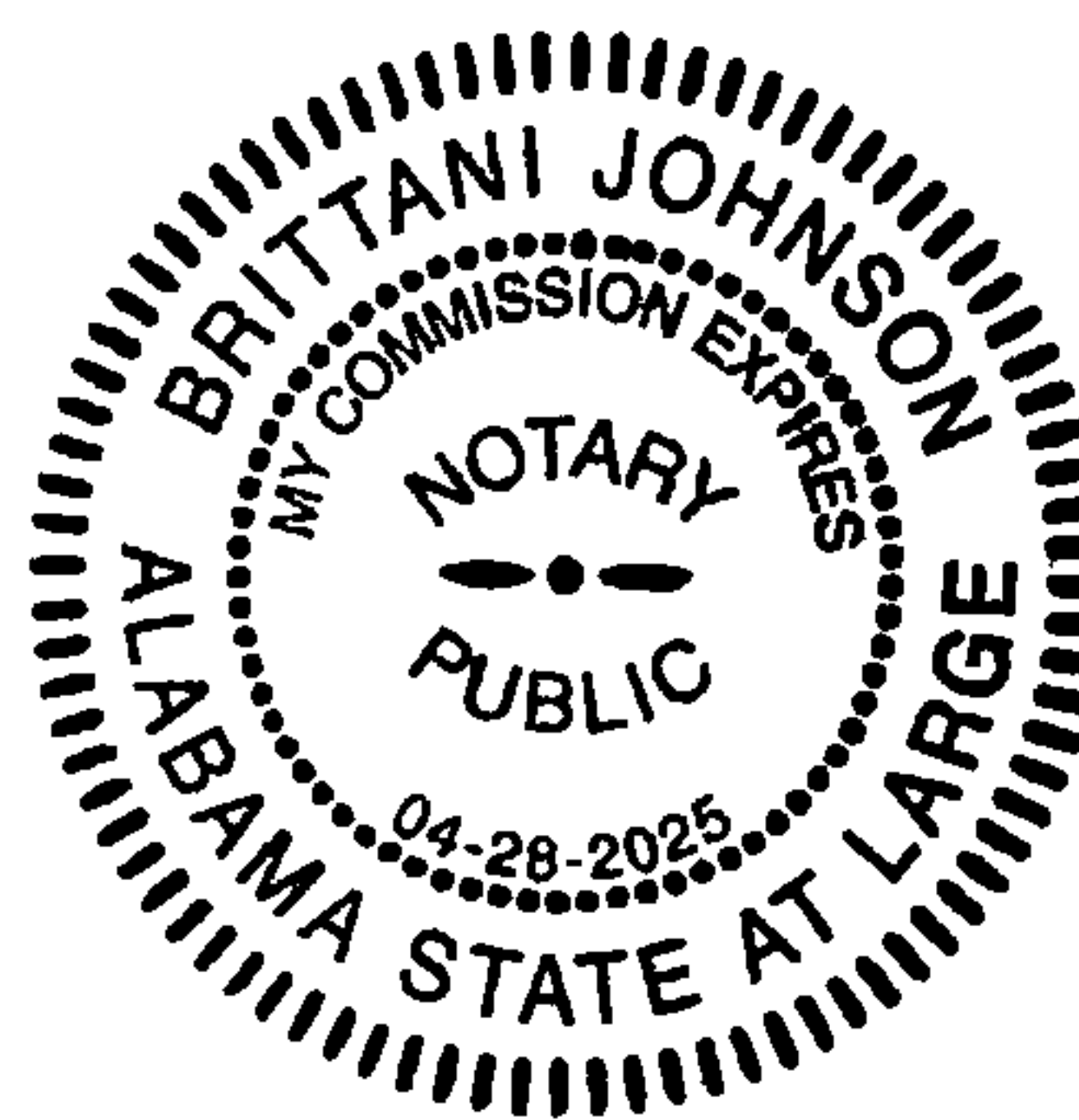
} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rachel Whitfield**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the __8th__ day of
__September__, 2021.

Brittani Johnson
Notary Public

My Commission Expires: 4-28-2025



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
8th day of September, 2021.

Judy M. McGill
Judy M. McGill as Personal Representative of the Estate of Peggy M. Scott, deceased Probate Case
No. PR-2020-000378

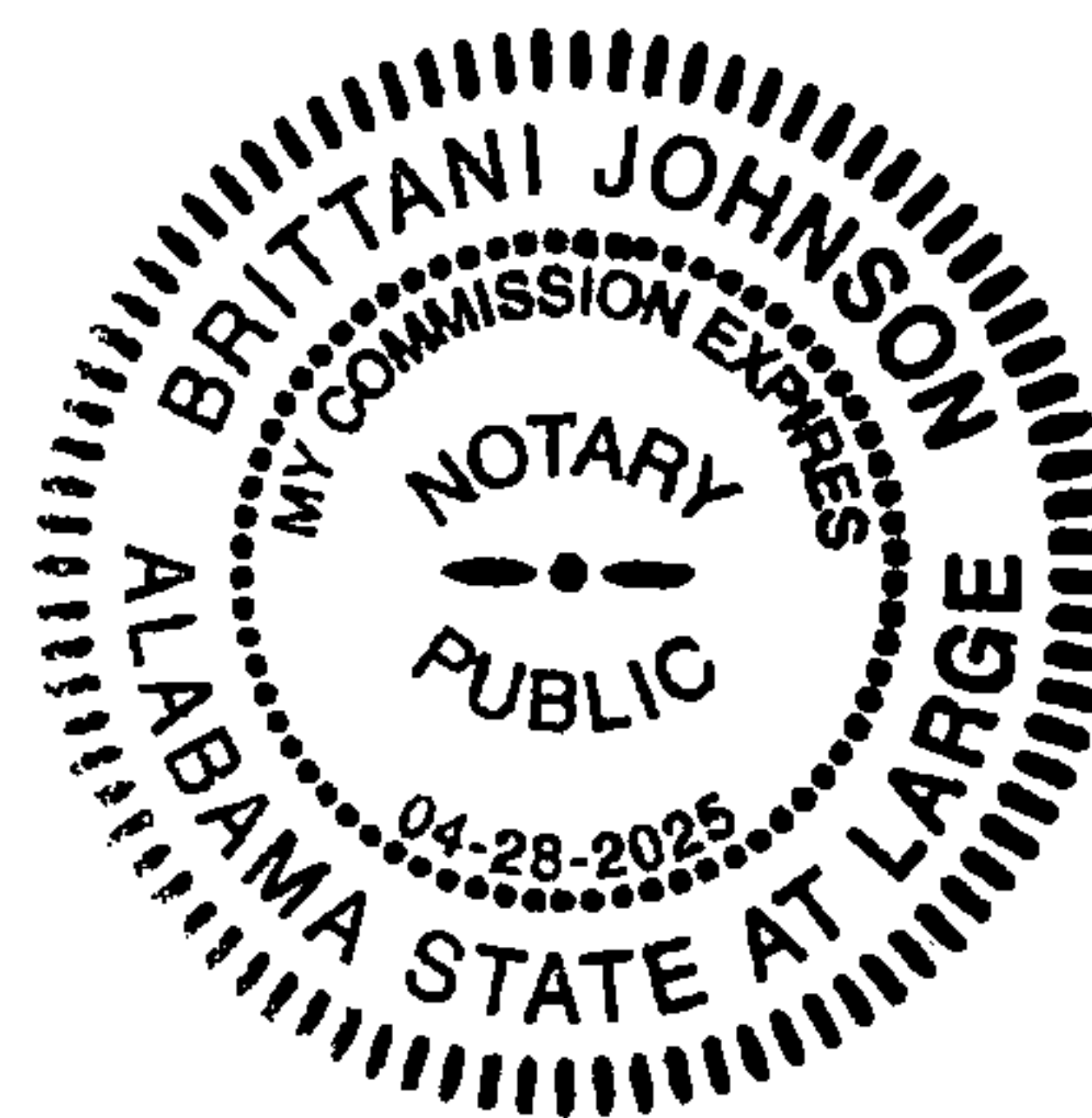
STATE OF ALABAMA
SHELBY COUNTY

} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Judy M. McGill as Personal Representative of the Estate of Peggy M. Scott, deceased Probate Case No. PR-2020-000378**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their names voluntarily on this day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of
September, 2021.

Brittani Johnson
Notary Public
My Commission Expires: 4.28.2025





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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 Estate of Peggy Scott
Mailing Address 104 Heather Lane
Delham AL 35124

Grantee's Name Karen Tennyson
Mailing Address 1126 8th Ave SW
Alabaster AL 35007

Property Address 6418 Hwy 16
Monterville AL
35115

Date of Sale 9-8-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 198,080.49,040

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 Tax Office

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 9-9-2021

Print

Karen Tennyson

Sign

Karen Tennyson

(Grantor/Grantee/Owner/Agent) circle one

✓ Unattested

[Signature]
(verified by)

Form RT-1