

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-21-27807

Send Tax Notice To: Douglas J. Forsythe  
Ginger A. Forsythe  
AL

565 Reed Creek Dr.  
Shelby, AL 35143

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Twenty Two Thousand Five Hundred Dollars and No Cents (\$22,500.00), the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sue Scott Hope, as Personal Representative of the Estate of Jerline Porter Scott, deceased, Probate Case PR-2018-000853, in the Probate Office of Shelby County, Alabama; Sue S. Hope, a married woman; Jane S. Headley, as married woman; and Terri S. Porter, a married woman** herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Douglas J. Forsythe and Ginger A. Forsythe,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

N 1/2 of the SE 1/4 of NW 1/4 of SE 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama;  
W 2/5 of the S 1/2 of the SE 1/4 of NW 1/4 of SE 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama.

**Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Sue S. Hope, Jane S. Headley, and Terri S. Porter, are the sole heirs at law and next of kin of Harold D. Scott, who died intestate on or about the 15th day of November, 2008**

**The above property constitutes no part of the homestead of the grantors or of their respective spouses.**

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16<sup>th</sup> day of November, 2021.

Sue Scott Hope <sup>Personal Representative</sup> Sue S. Hope  
Sue Scott Hope, as Personal Representative of The Estate of Jerline Porter Scott, deceased, Probate Case 2018-000853, in the Probate Office of Shelby County, Alabama

Jane S. Headley  
Jane S. Headley

Terri S. Porter  
Terri S. Porter

State of Alabama

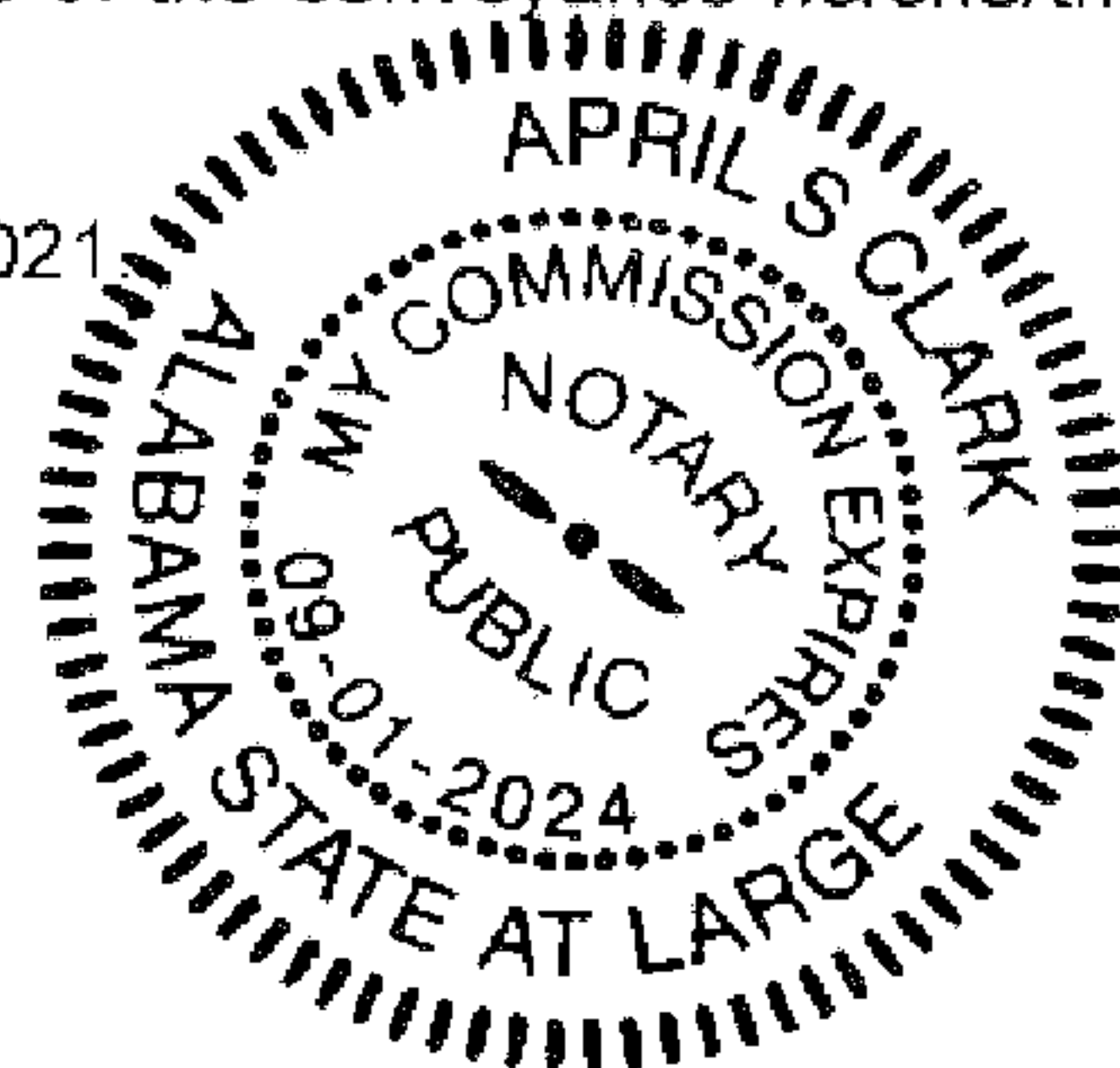
County of Shelby

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Sue Scott Hope, as Personal Representative of The Estate of Jerline Porter Scott, deceased, Probate Case 2018-000853, in the Probate Office of Shelby County, Alabama, Sue S. Hope, Jane S. Headley, and Terri S. Porter, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of November, 2021.

April S. Clark  
Notary Public, State of Alabama

My Commission Expires: 9/11/2024

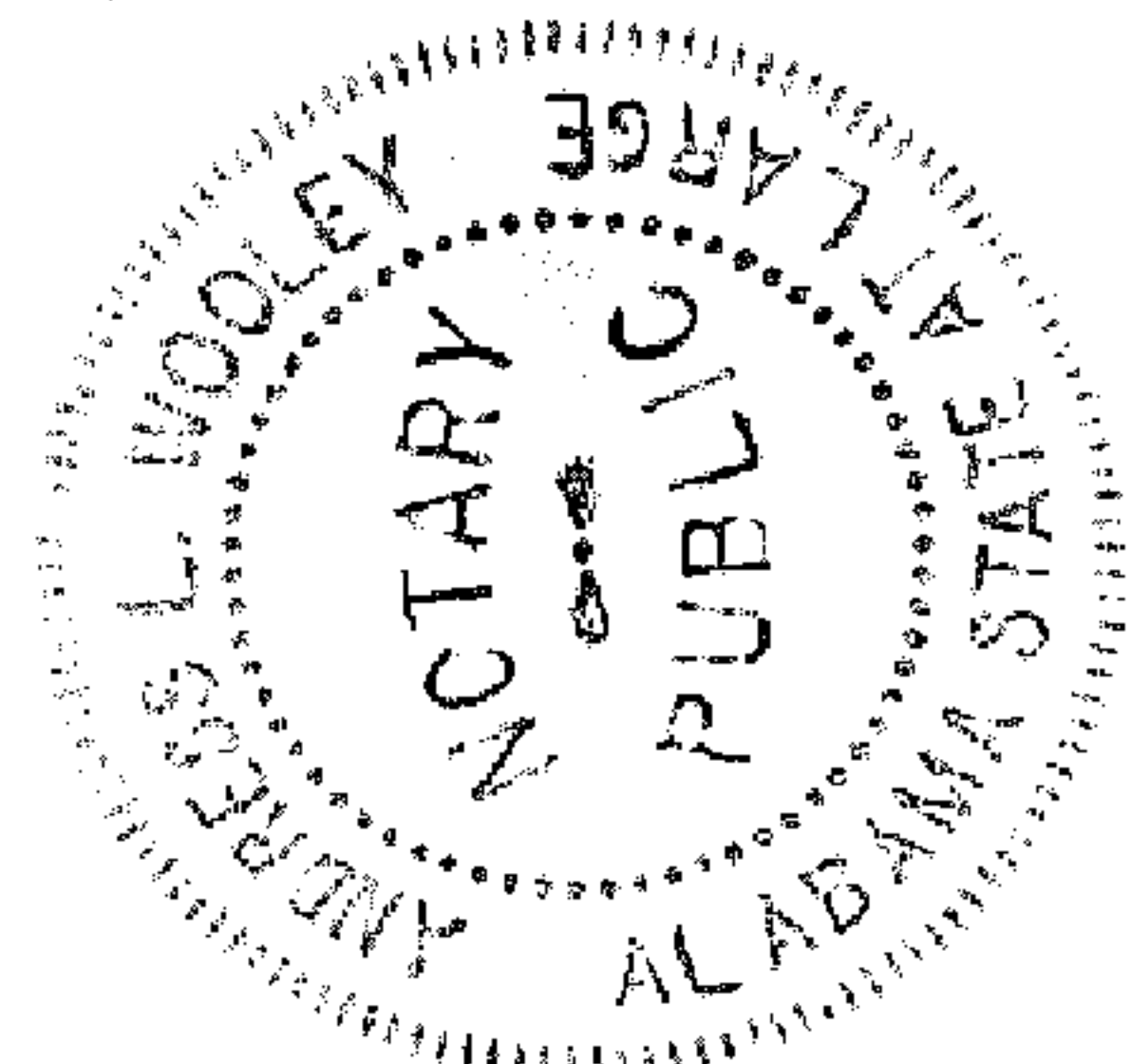


STATE OF ALABAMA  
COUNTY OF SHELBY

I Andrew L. Wooley the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terri S. Porter**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day November, 2021.

Andrew L. Wooley  
Notary Public  
My Commission Expires: 10/10/2023





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/19/2021 12:23:08 PM  
 \$53.50 JOANN  
 20211119000558660

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Sue Scott Hope, as Personal  
 Representative of The Estate of  
 Jerline Porter Scott, deceased,  
 Probate Case 2018-000853, in the  
 Probate Office of Shelby County,  
 Alabama  
 Sue S. Hope  
 Jane S. Headley  
 Terri S. Porter

Mailing Address 6637 Co Rd 51  
Clanton AL 35046

Property Address 0 unknown  
Shelby, AL 35143

Grantee's Name Douglas J. Forsythe  
 Ginger A. Forsythe

*565 Reed Creek Dr.*  
*Shelby, AL 35143*

Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale November 19, 2021  
 Total Purchase Price \$22,500.00

or  
 Actual Value \_\_\_\_\_  
 or  
 Assessor's Market Value \_\_\_\_\_

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  
 \_\_\_\_\_ 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 of 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).