

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-1246

Send Tax Notice To: Melissa D. Scott
Brian D. Scott
2005 Lime Creek Dr.
Chelsea, AL 35043

WARRANTY DEED

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

That in consideration of the sum of **Five Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$529,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Classic American Homes, Inc., an Alabama Corporation, whose mailing address is 121 Bolivar Lane, Chelsea, AL 35043** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Melissa D. Scott and Brian D. Scott, whose mailing address is 540 Rolling Hills Drive, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2005 Lime Creek Dr., Chelsea, AL 35043**; to wit;

Lot 109, according to the Survey of Final Plat of Lime Creek at Chelsea Preserve, Sector 3, as recorded in Map Book 36, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Right-of-Way of record.

\$503,405.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of December, 2021.

CLASSIC AMERICAN HOMES, INC.

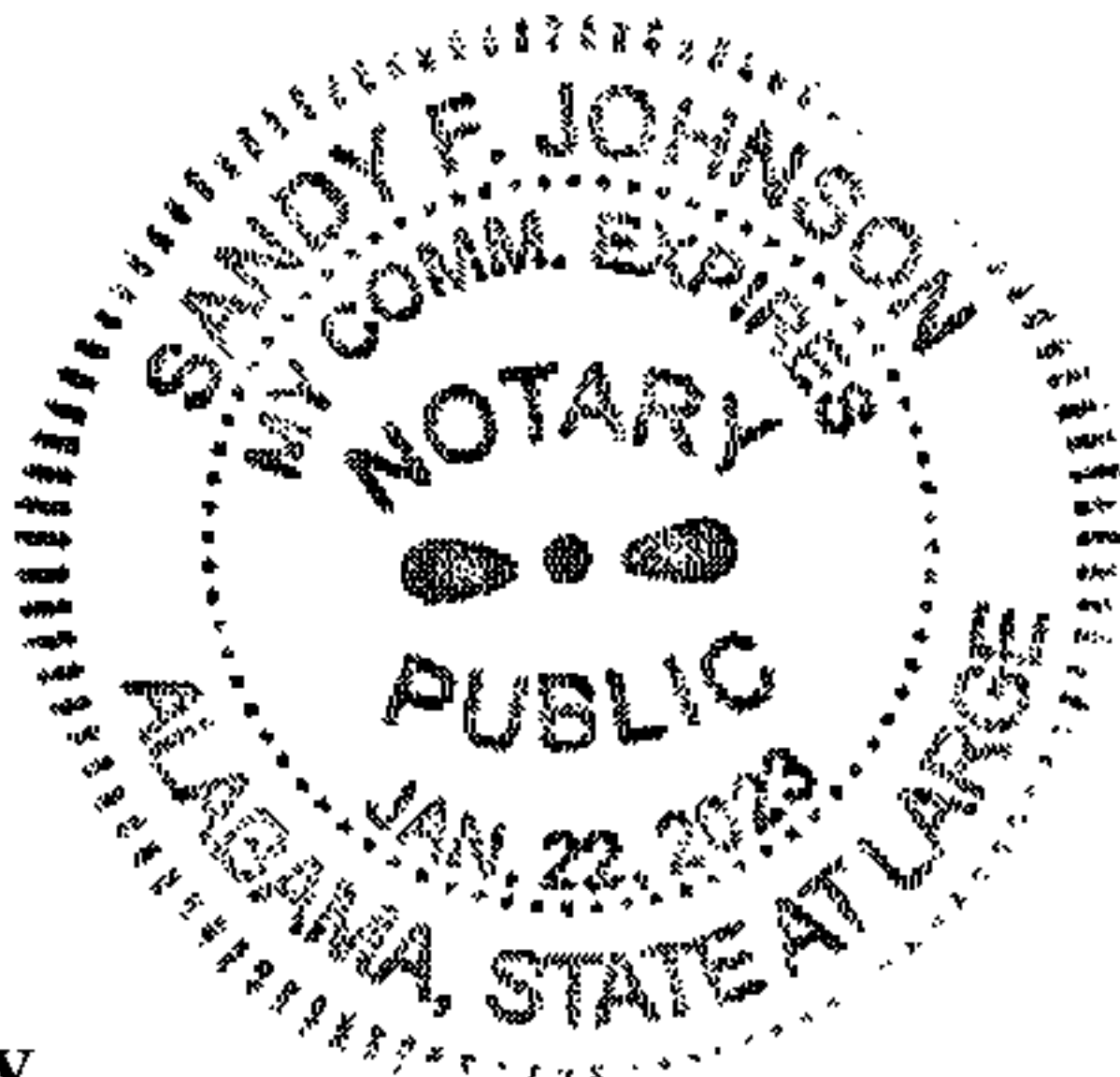
John W. Brock
President

State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that John W. Brock, whose name(s) as President of Classic American Homes, Inc. 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 foregoing conveyance he as such President and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2021.

Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/20/2021 02:33:31 PM
\$48.50 JOANN
20211220000600320

Allen S. Bevil