

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
James Harris & Haley Harris  
293010 Cherokee Trl  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 (\$177,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Barbara Scott Brantley, as Personal Representative of the Estate of Charles William Scott, deceased Probate Case No. PR-2011-000745**, and **Barbara Scott Brantley, a(n) Umarried woman, Bethany Scott, a(n)   married woman, Erica Scott Neal, a(n)   married woman, Kenneth Michael Sides, a(n)   married man, Nancy Scott Fricke, a(n) Umarried woman, Sharon Scott Chapman, a(n) Umarried woman, Steve Randal Scott a(n)   married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Harris and Haley Harris** (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:

Part of Parcel 1A of Shelby Station, as recorded in Map Book 14, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NW Corner of the SE 1/4 of the NW 1/4 of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N85°47'31"E for a distance of 496.06'; thence S75°24'18"E for a distance of 171.57'; thence N89°46'56"E for a distance of 141.37'; thence S01°03'02"E for a distance of 1058.57' to the Northerly R.O.W. line of Shelby County Highway 306 to a curve to the right, having a radius of 660.00, and subtended by a chord bearing N85°34'46"W, and a chord distance of 570.47'; thence along the arc of said curve and along said R.O.W. line for a distance of 589.92' to a compound curve to the right, having a radius of 1060.00, and subtended by a chord bearing N54°50'14"W, and a chord distance of 198.79'; thence along the arc of said curve and along said R.O.W. line for a distance of 199.08'; thence N49°59'50"W and along said R.O.W. line for a distance of 98.53'; thence N01°00'13"W and leaving said R.O.W. line for a distance of 843.03' to the POINT OF BEGINNING.

Said Parcel containing 19.46 acres, more or less.

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

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Charles William Scott is one and the same person as Charles Scott.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16<sup>th</sup> day of FEBRUARY, 2022.

Estate of Charles William Scott

By: Barbara Scott Brantley, Personal Representative  
Barbara Scott Brantley, Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Barbara Scott Brantley, Personal Representatives of Estate of Charles William Scott, deceased, Probate Case No. PR-2011-000745**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of FEBRUARY, 2022.

Dan Gorman

Notary Public

My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 16<sup>th</sup> day of FEBRUARY, 2022.

Barbara Scott Brantley  
Barbara Scott Brantley

STATE OF ALABAMA  
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Barbara Scott Brantley**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of  
FEBRUARY, 2022.

Dan [Signature]  
Notary Public

My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 16<sup>TH</sup> day of FEBRUARY, 2022.

Kenneth Michael Sides  
Kenneth Michael Sides

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kenneth Michael Sides**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>TH</sup> day of FEBRUARY, 2022.

Dan G. Smith  
Notary Public

My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)

this the 16<sup>th</sup> day of February, 2022.

Nancy Scott Fricke  
Nancy Scott Fricke

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Nancy Scott Fricke**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of February, 2022.

Dan Arnold  
Notary Public

My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 16<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Erica Scott Neel


STATE OF ALABAMA  
SHELBY COUNTY

}

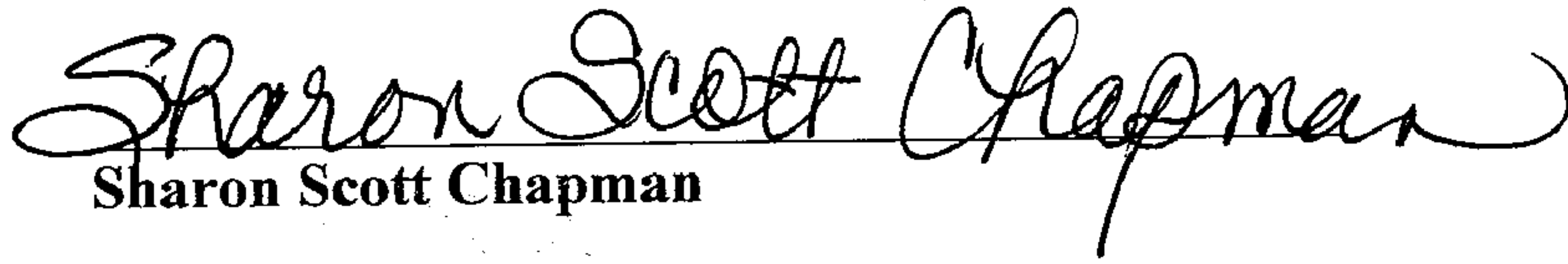
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Erica Scott Neel**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of FEBRUARY, 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/2/2024

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 16<sup>th</sup> day of February, 2022.

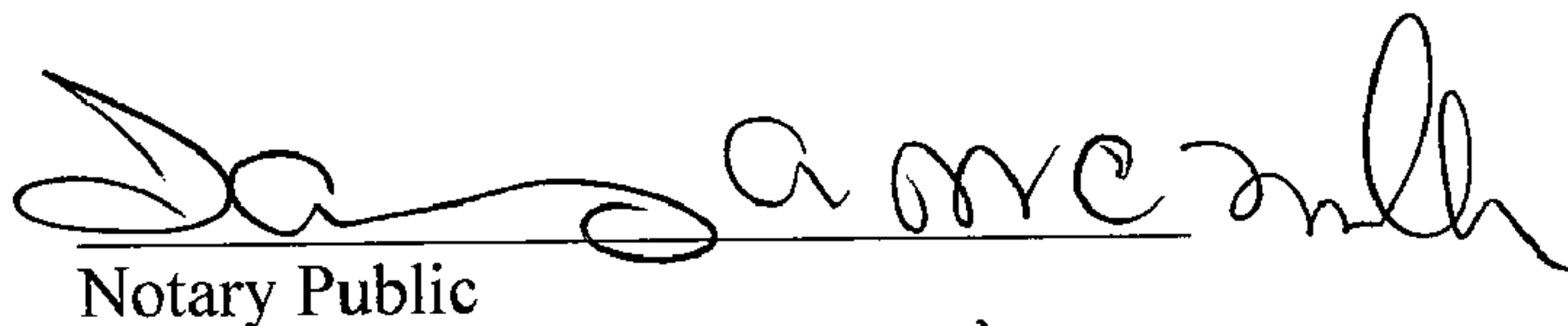
  
Sharon Scott Chapman

STATE OF ALABAMA  
SHELBY COUNTY

SS:


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sharon Scott Chapman**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of February, 2022.

  
Notary Public

My Commission Expires: 9/2/2024

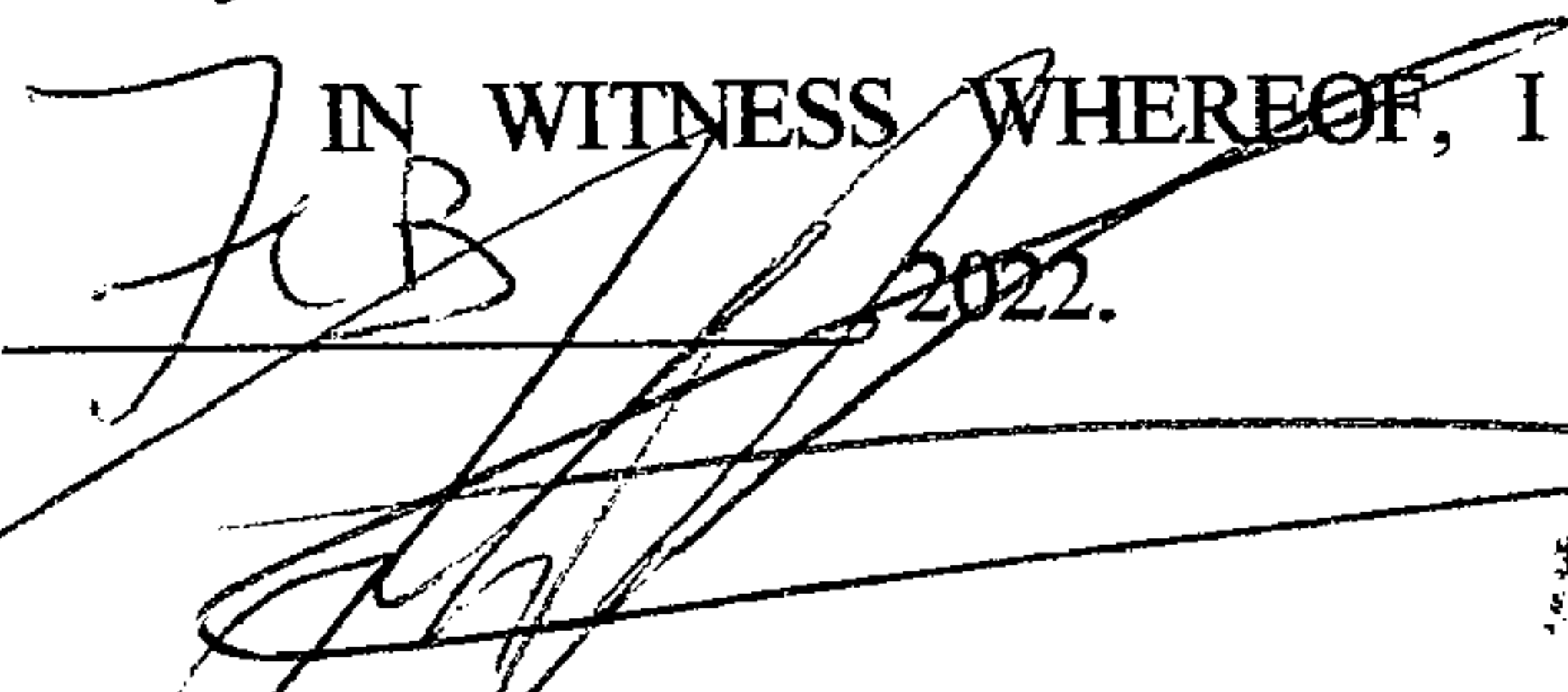
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 16<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
**Bethany Scott**

STATE OF NY  
Queens COUNTY

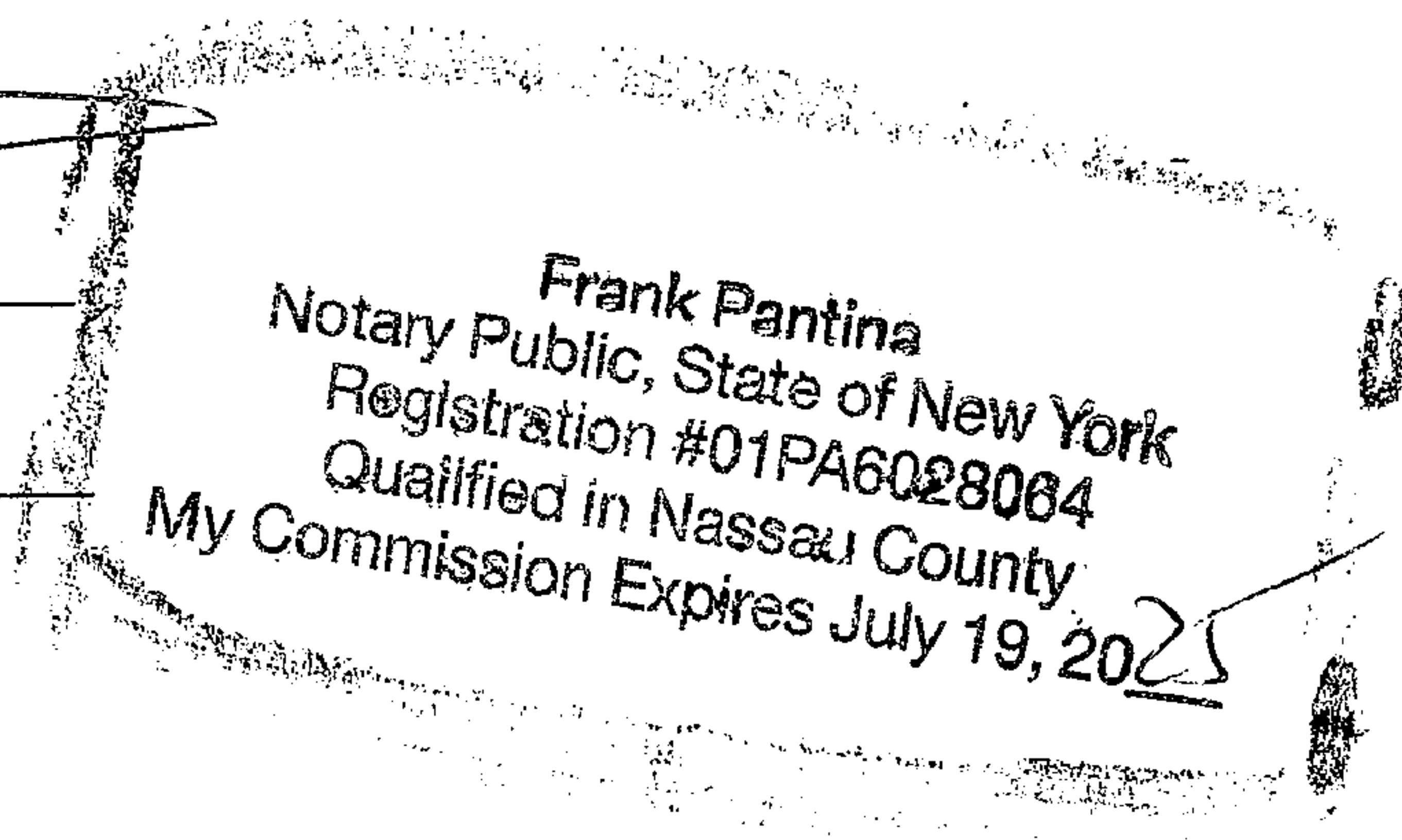
} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Bethany Scott**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of February, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 15<sup>th</sup> day of February, 2022.

  
Steve Randal Scott

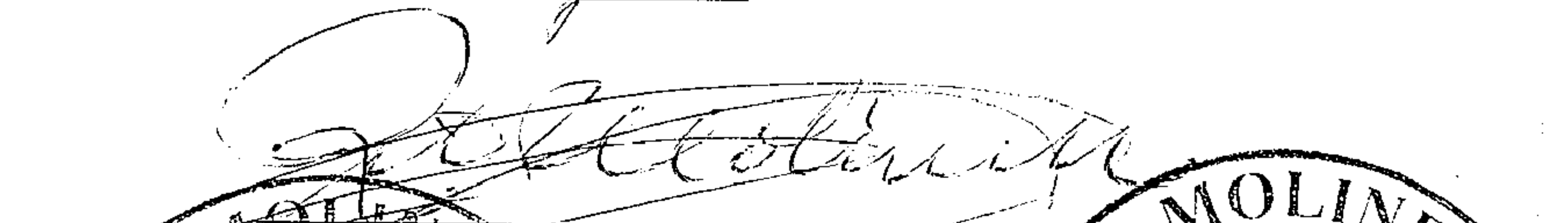
*Affidavit number: 26,227*

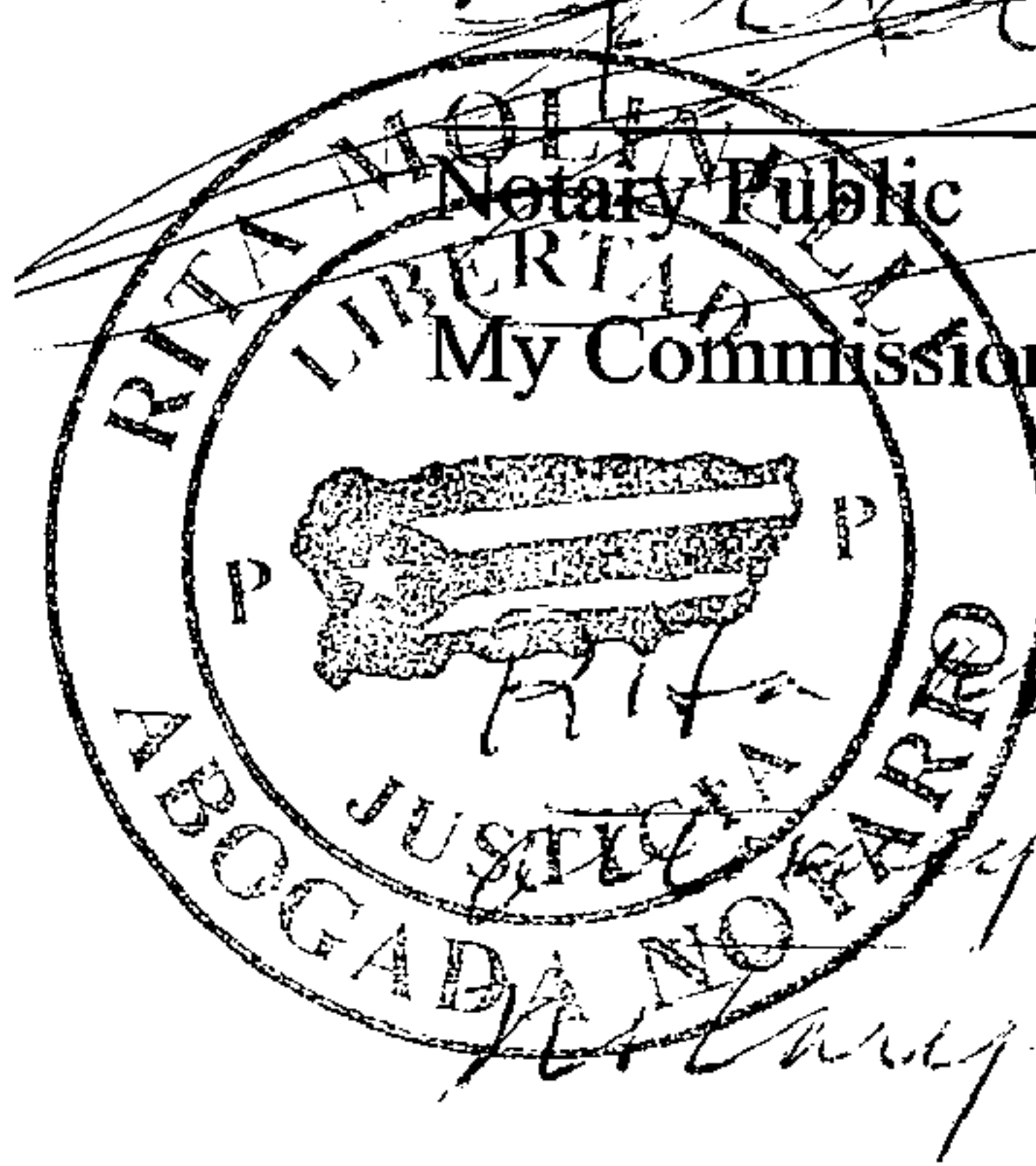
STATE OF ALABAMA  
SHELBY COUNTY

*Commonwealth of Puerto Rico  
Humacao*

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Steve Randal Scott**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15<sup>th</sup> day of February, 2022.

  
Rita Molinelli  
Notary Public  
My Commission Expires: *Perpetual*  
*Notary Public*



RECIBO  
RECIBO  
Sello  
9397  
02/09/2022  
\$5.00  
Sello de Asistencia Legal  
80004-2022-0209-39771457

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

Grantor's Name The Estate of Charles William Scott  
 Mailing Address 108 Bentley Hill RD  
Prichard, AL 35134  
 Property Address 0 County Road 306  
Calera, AL 35040

Grantee's Name James W. Harris and Haley J. Harris  
 Mailing Address 293010 Cahaba Trl  
Helena, AL 35880  
 Date of Sale February 23, 2022  
 Total Purchase Price \$177,000.00  
 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 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 February 23, 2022

Print: Justin Smitherman

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/23/2022 01:10:43 PM  
 \$233.00 BRITTANI  
 20220223000077170

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Allie S. Beyl

**Form RT-1**