

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Shirley B. Bryant
3018 Crossings Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

20220502000177170
05/02/2022 09:02:36 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty-Five Thousand And No/100 Dollars (\$435,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of Richard B. Scott, deceased, Probate Case No. PR-2022-000132, Shelby County, Alabama., (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shirley B. Bryant (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 28A, according to the Resurvey of Lot 19 through 23, Lots 27 through 32, Caldwell Crossings as recorded in Map Book 29, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Richard Scott was the surviving grantee of that certain warranty deed recorded in Instrument Number 20140922000295900 in the Office of the Judge of Probate of Shelby County, Alabama. The other Grantee, Nancy Scott, having died on or about October 3, 2020.

Subject to a third party mortgage in the amount of \$316,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 26th day of April, 20 22.

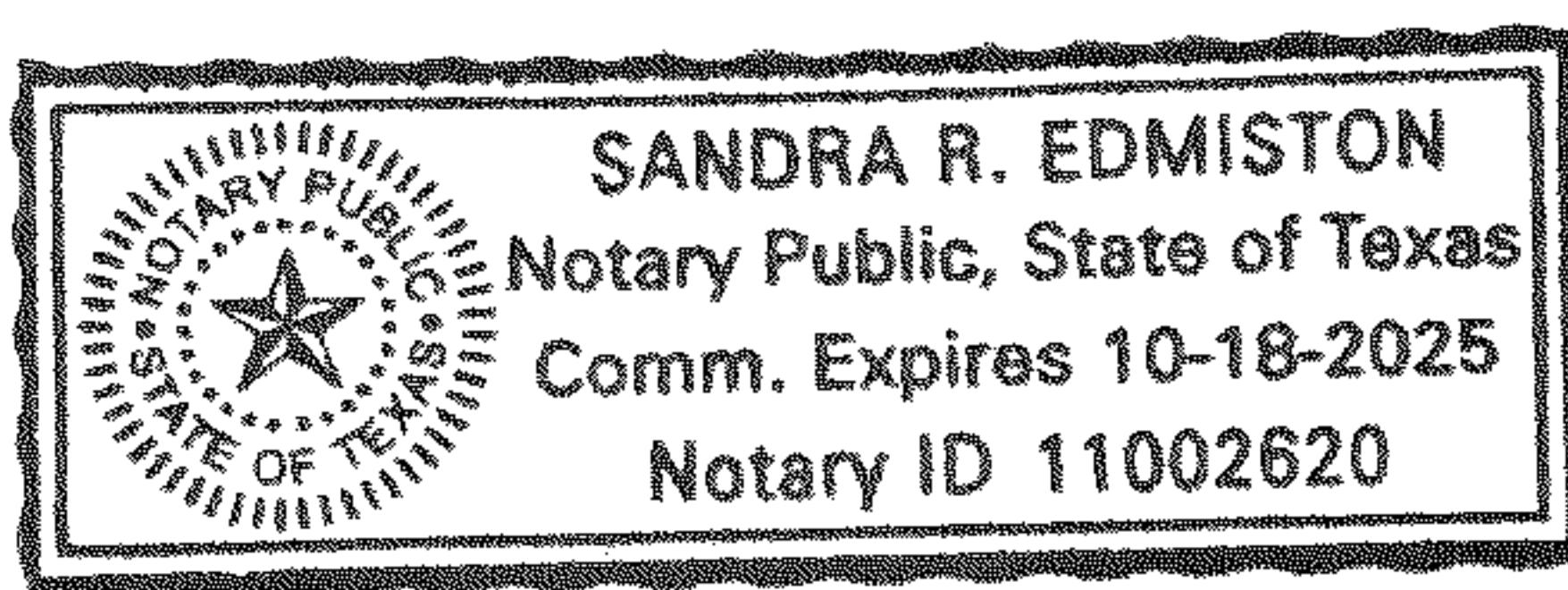
Estate of Richard B. Scott, deceased, Probate Case No. PR-2022-000132, Shelby County, Alabama.

BY: Virginia S. Sloan
Virginia S. Sloan
Personal Representative

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia S. Sloan whose name as Personal Representative for The Estate of Estate of Richard B. Scott, deceased, Probate Case No. PR-2022-000132, Shelby County, Alabama. 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 he/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 26th day of April, 20 22.
Sandra R. Edmiston
Notary Public
My commission expires: 10-18-2025



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20220502000177170 05/02/2022 09:02:36 AM DEEDS 3/3

Grantor's Name	Estate of Richard B. Scott, deceased, Probate Case No. PR-2022-000132, Shelby County, Alabama.	Grantee's Name	Shirley B. Bryant
Mailing Address	5151 Belt Line Road, #1050 Dallas, TX 75254	Mailing Address	3018 Crossings Drive Birmingham, AL 35242
Property Address	3018 Crossings Drive Birmingham, AL 35242	Date of Sale	April 27, 2022
		Total Purchase Price	\$435,000.00
		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 - Estate of Richard B. Scott, deceased, Probate Case No. PR-2022-000132,
Shelby County, Alabama., 3018 Crossings Drive, Birmingham, AL 35242.

Grantee's name and mailing address - Shirley B. Bryant, , .

Property address - 3018 Crossings Drive, Birmingham, AL 35242

Date of Sale - April 27, 2022.

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: April 27, 2022

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 09:02:36 AM
\$147.00 PAYGE
20220502000177170



Sign _____
Agent _____

Shirley B. Bryant