

STATE of ALABAMA
COUNTY of SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of five hundred seventy nine thousand nine hundred and no/100 (\$579,900.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, DAL Properties, LLC an Alabama limited liability company (Grantor) whose address is 7508 Bear Creek Road, Sterrett, Alabama 35147 does grant, bargain, sell and convey unto Thomas O. Sinclair as Trustee of the Scott Howell Kidd Trust dated July 29, 2021 and Amended and Re-stated August 6, 2021 (Grantee) whose address is 2000 SouthBridge Parkway, Suite 601, Birmingham, Alabama 35209, in and to the following described real estate situated in Shelby County, Alabama to-wit:

LOT 2451 ACCORDING TO THE SURVEY OF KINROSS HIGHLAND OF BALLANTRAE, PHASE II AS RECORDED IN MAP BOOK 54, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA aka 282 Kinross Circle, Pelham, Alabama 35124

Subject to:

Ad valorem taxes due October 1, 2022.

Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20210805000379880, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

Covenants for Storm Water Run-off Control as recorded in Instrument No. 20210805000379910, in the Probate Office of Shelby County, Alabama.

Such state of facts as set out on recorded plat of Kinross Highlands at Ballantrae, Phase II, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 54, Page 79, in the Office of the Judge of Probate of Shelby County, AL.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 3rd day of May, 2022.

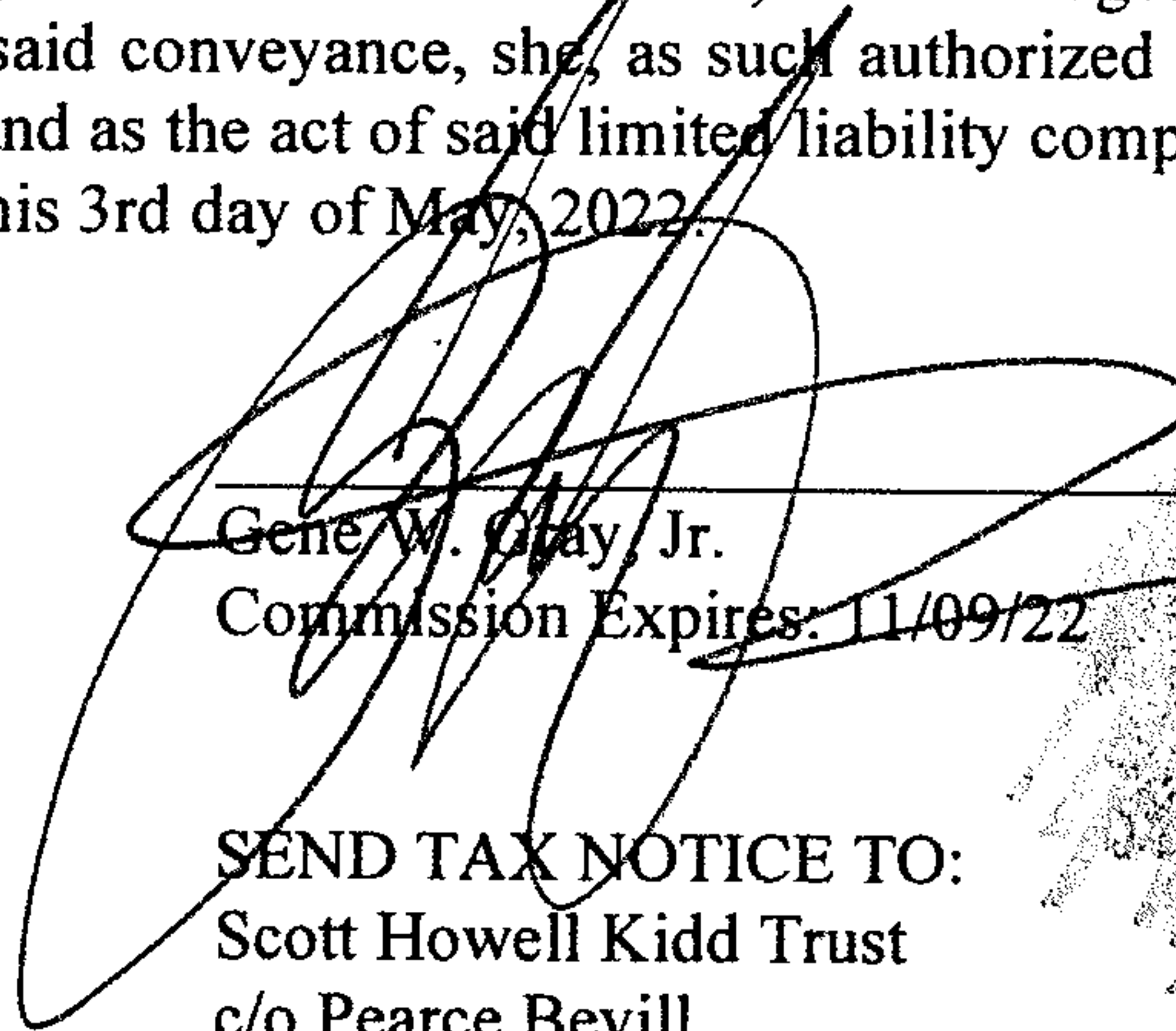
DAL Properties, LLC
an Alabama Limited Liability Company



Courtney Hill, its Authorized Agent

State of Alabama)
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Courtney Hill whose name as he Authorized Agent for DAL Properties, LLC, an Alabama Limited Liability Company 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 said conveyance, she, as such authorized agent and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given under my hand and official seal of office this 3rd day of May, 2022.


Gene W. Gray, Jr.
Commission Expires: 11/09/22

THIS INSTRUMENT PREPARED BY:
Gene W. Gray, Jr.
2100 Southbridge Parkway, #338
Birmingham, AL 35209
File 222106
205-879-3400

SEND TAX NOTICE TO:
Scott Howell Kidd Trust
c/o Pearce Bevill
110 Office Park Drive
Suite 100
Birmingham, Alabama 35223
ID# TBD

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

Grantor's Name	<u>DAL PROPERTIES, LLC</u>	Grantee's Name	<u>SCOTT HOWELL KIDD TRUST</u>
Mailing Address	<u>7508 BEAR CREEK ROAD</u>		<u>C/O PEARCE BEVILL</u>
	<u>STERRETT, AL 35147</u>	MAILING ADDRESS	<u>110 OFFICE PARK DRIVE, SUITE 100</u>
			<u>BIRMINGHAM, AL 35223</u>
Property Address	<u>282 KINROSS CIRCLE</u>	Date of Sale	<u>05/03/2022</u>
	<u>PELHAM, AL 35124</u>	Total Purchase Price	<u>\$ 579,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

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 5/3/22

Print GENE W. GRAY, JR.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/04/2022 08:36:53 AM
 \$605.00 CHERRY
 20220504000181920

Allen S. Bayl