

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975



20220708000270260 1/4 \$52.50
Shelby Cnty Judge of Probate, AL
07/08/2022 10:33:02 AM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

515 14th St.
Calera AL 35040

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, WILLIS SCURLOCK, a _____ person, and CATHERINE SCURLOCK, a _____ person, in hand paid by the GRANTEE, DOUGLAS SCURLOCK and CINDY SCURLOCK, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in ~~Chilton~~ Shelby County, Alabama, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said



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premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 2nd day of July, 2022.

Willis Scurlock
WILLIS SCURLOCK

Catherine Scurlock
CATHERINE SCURLOCK

STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **WILLIS SCURLOCK** and **CATHERINE SCURLOCK**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2022.

Tammy Smith

NOTARY PUBLIC
My Commission Expires: _____

TAMMY SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
SHELBY COUNTY
COMM. EXP. 10/11/2022

EXHIBIT A
LEGAL DESCRIPTION



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Commence at the NE corner of the NW ¼ of the SW ¼ of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 349.10' to a point, thence turn an angle of 67 degrees 51 minutes 21 seconds left and run 863.76' to a point, thence turn an angle of 90 degrees 00 minutes left and run 30.62' to a point, thence turn an angle of 103 degrees 04 minutes right and run 385.76' to a point, thence turn an angle of 22 degrees 16 minutes right and run 127.02' to a point, thence turn an angle of 66 degrees 39 minutes right and run 365.54' to a point in the centerline of a graveled road, thence turn an angle of 90 degrees 00 minutes left and run 30.0' to the point of beginning of the property being described, thence continue along last described course a distance of 230.0' to a point, thence turn an angle of 100 degrees 47 minutes right and run 213.78' to a point, thence turn an angle of 79 degrees 13 minutes right and run 190.0' to a point, thence turn an angle of 90 degrees 00 minutes right and turn 210.0' to the point of beginning, containing 1.0 acre and marked on the corners with iron pins. Property is subject to all agreements, easements and/or restrictions of probated record.

Shelby County, AL 08/11/2006
State of Alabama

Deed Tax \$5.00

Real Estate Sales Validation Form

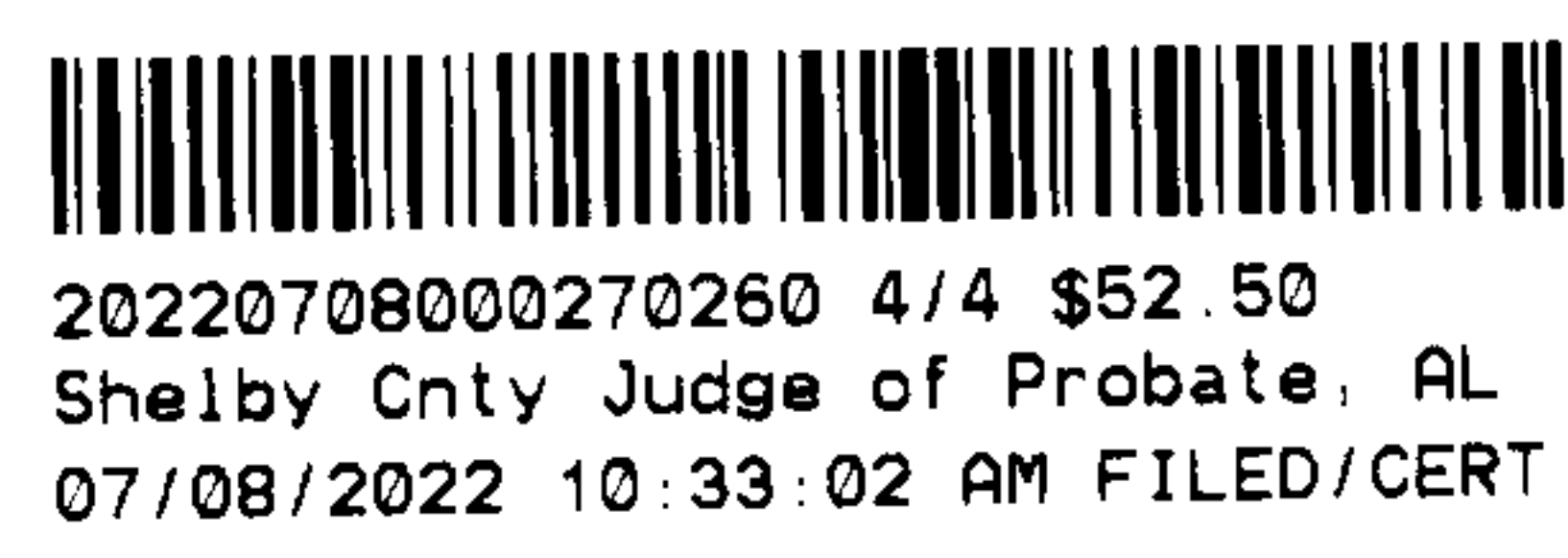
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cathy Scurlock
Mailing Address 311 OAK HEE OL
Alworth GA
30102

Grantee's Name Douglas + Cindy Scurlock
Mailing Address 515 14th Street
Calera AL 36040

Property Address 2588 Scurlock Rd
Helena AL
35080

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 42,390 (1/2 = 21,195)



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 Tax office

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 7-8-22

Print Douglas W Scurlock

Unattested

Sign Douglas W Scurlock

(verified by)

(Grantor/Grantee/Owner/Agent) circle one