

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2022-344

Send Tax Notice To:
Michael Repole and Cassandra Repole
124 Scotch Crest
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$1,150,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Myrna C. Scotch, an unmarried woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael Repole and Cassandra Repole**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them 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:

Parcel I:

Part of the NE 1/4 of the SW 1/4 of Section 7, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the SE corner of said 1/4 1/4 Section; thence in a Northerly direction along the Easterly line of said 1/4 1/4 Section, a distance of 736.19 feet to the point of beginning; thence continue along last described course, a distance of 260.00 feet; thence 91 degrees 27'20" left, in a Westerly direction, a distance of 335.00 feet; thence 88 degrees 32'40" left, in a Southerly direction, a distance of 260.00 feet; thence 91 degrees 27'20" left, in an Easterly direction, a distance of 335.00 feet to the point of beginning.

Parcel II:

A 20 foot wide easement, located in the NW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the SW corner of said 1/4-1/4 Section; thence in a Northerly direction along the Westerly line of said 1/4 1/4 Section, a distance of 923.94 feet to the point of beginning of herein described 20 foot wide proposed easement, said easement being 10 feet on each side of the following described center line; thence 90 degrees 52'09" right, in an Easterly direction, a distance of 139.75 feet; thence 48 degrees 56'21" right in a Southeasterly direction, a distance of 178.06 feet and end of herein described easement.

Parcel III: 20220822000329060 08/22/2022 01:16:39 PM DEEDS 2/4

A 20 foot wide easement, located in the NW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the SW corner of said 1/4-1/4 Section, thence in a Northerly direction along the Westerly line of said 1/4-1/4 Section, a distance of 642.38 feet; thence 90 degrees right in an Easterly direction, a distance of 154.94 feet to the point of beginning of herein described 20 foot wide proposed easement, said easement being 10 feet on each side of the following described center line; thence 55 degrees 11'30" left, in a Northeasterly direction, a distance of 174.67 feet; thence 15 degrees 49'50" left in a Northeasterly direction, a distance of 229.21 feet; thence 14 degrees 45'30" right, in a Northeasterly direction, a distance of 196.17 feet; thence 10 degrees 11'50" right, in a Northeasterly direction, a distance of 63.56 feet; thence 27 degrees 52'40" right, in a Northeasterly direction, a distance of 127 feet, more or less, to the intersection with the Westerly right of way line of Eagle Crest Road, and of herein described easement. All situated in Shelby County, Alabama.

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

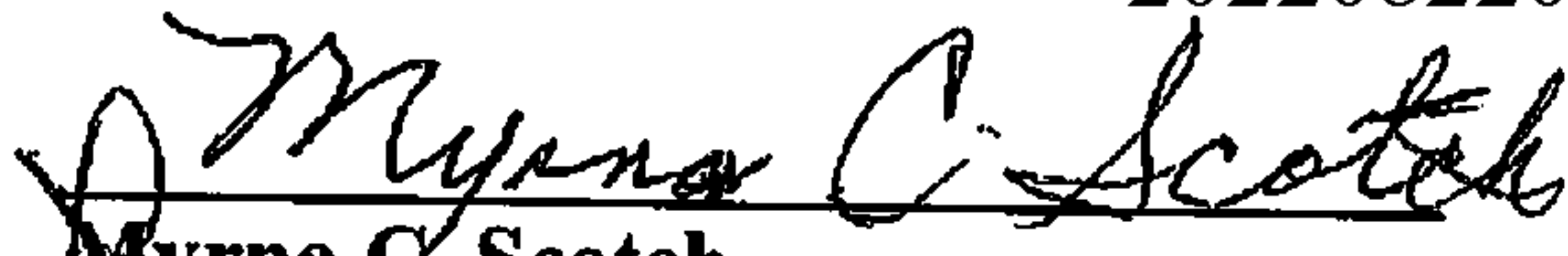
\$647,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

MYRNA C. SCOTCH IS THE SURVIVING GRANTEE OF DEED RECORDED IN INSTRUMENT NO. 1998-30114. JOE C. SCOTCH, JR. HAVING DIED ON OR ABOUT NOVEMBER 20, 2021.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

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

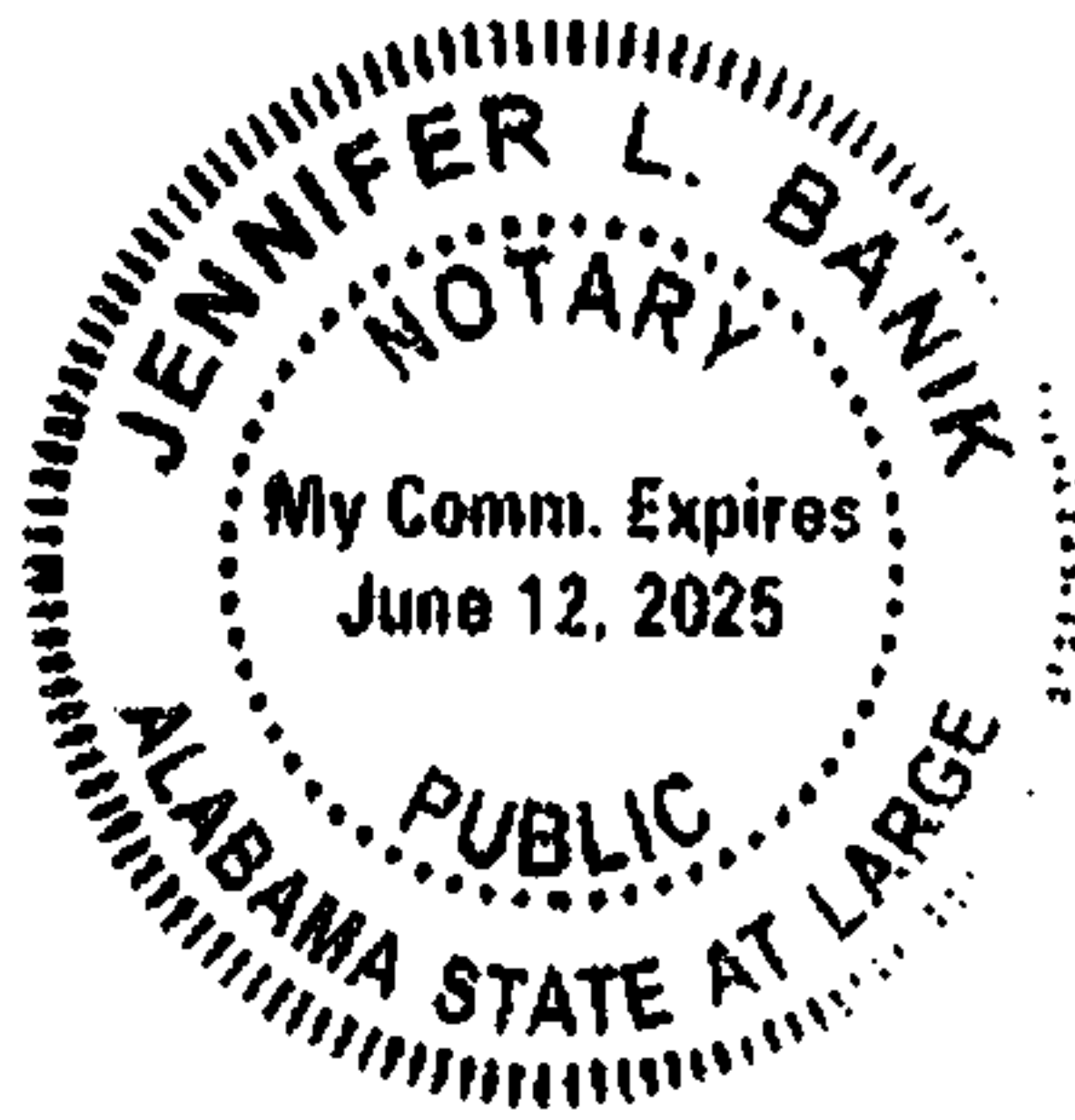
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal, this the 17th day of August, 2022.


Myrna C. Scotch

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Myrna C. Scotch**, whose name 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of August, 2022.





NOTARY PUBLIC
My Commission Expires: _____

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

Grantor's Name Myrna C. Scotch
 Mailing Address 124 Scotch Crest
Birmingham, AL 35242

Grantee's Name Michael Repole and Cassandra Repole
 Mailing Address 124 Scotch Crest
Birmingham, AL 35242

Property Address 124 Scotch Crest
Birmingham, AL 35242

Date of Sale August 19, 2022
 Total Purchase Price \$1,150,000.00
 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
☐ Sales Contract

☐ Appraisal
☐ 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 8-19-22

Print Tanie Worthington

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/22/2022 01:16:39 PM
 \$534.00 BRITTANI
 20220822000329060

Form RT-1

Alvin S. Boyd