



20221109000418520 1/3 \$478.00
Shelby Cnty Judge of Probate, AL
11/09/2022 11:45:12 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James W. Scott
5441 Crossings Lake Circle
Hoover, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Fifty Thousand and 00/100 (\$450,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Penny Long Marler as Personal Representative of the Estate of Frances J. Long, deceased, (Shelby County, Alabama Probate Case No. PR-2021-000806)** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James W. Scott**, (hereinafter referred to as GRANTEE), his heirs, executors, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 504, according to the Survey of Caldwell Crossings, Fourth Sector-Phase One, as recorded in Map Book 36, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.

Existing covenants and restrictions, easements, building lines and limitations of record.

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 GRANTEE, his heirs, executors, successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, executors, successors 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; that GRANTOR has a good right to sell and convey the said Real Estate to the GRANTEE; and that GRANTOR'S will, and GRANTOR'S heirs, executors, administrators, successors and assigns, shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, executors, administrators, successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/09/2022
State of Alabama
Deed Tax: \$450.00

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Personal Representative hereunto set her hand and seal this the 3rd day of November, 2022.



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Estate of Frances J. Long, deceased (Shelby County Alabama, Probate Case No. PR-2021-000806)

By: *Penny Long Marler*
Penny Long Marler
Its: Personal Representative

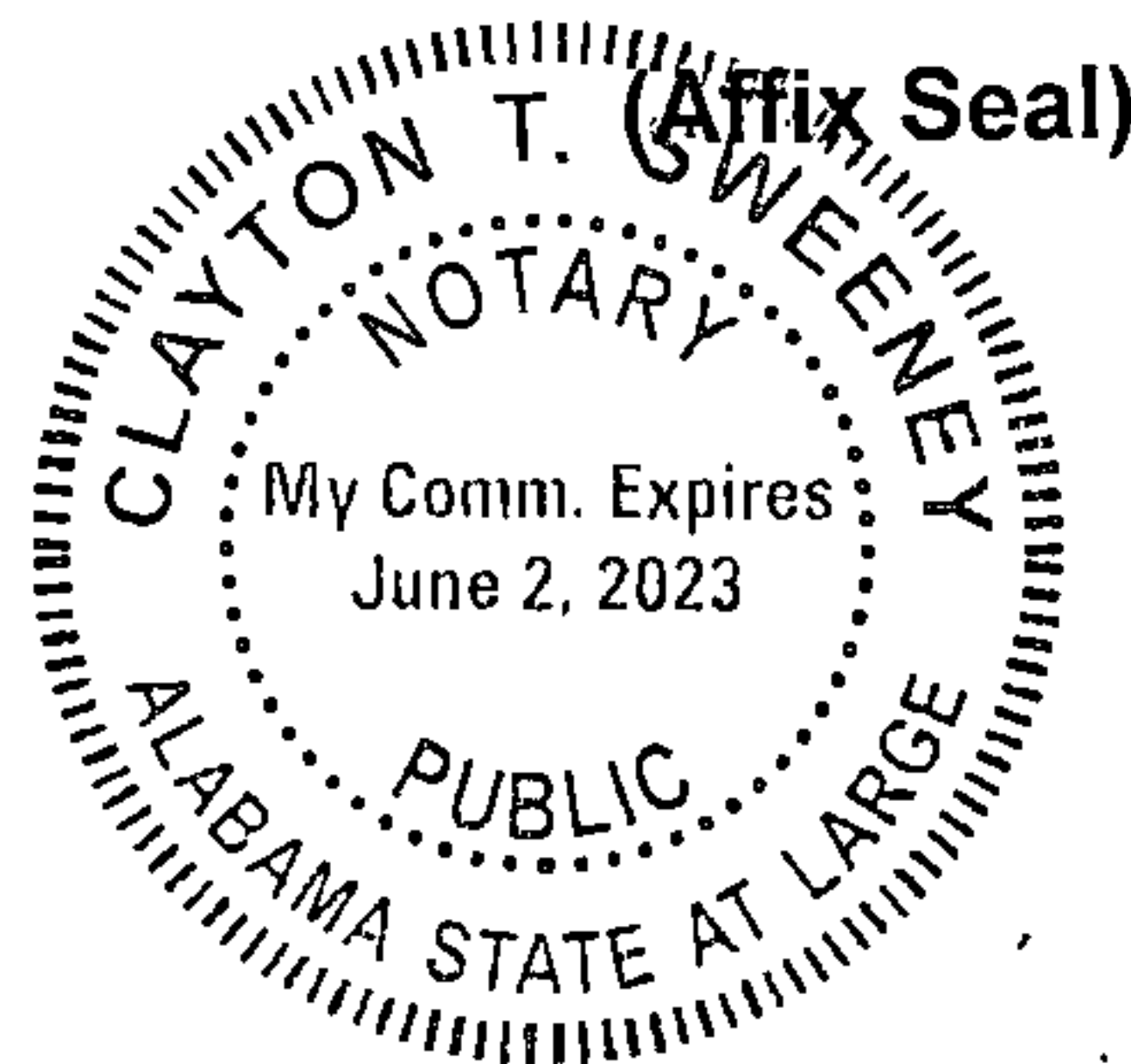
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Penny Long Marler , whose name as Personal Representative of the Estate of Frances J. Long, deceased, (Shelby County, Alabama, Probate Case No. PR-2021-000806), is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of November, 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06/02/2023





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name	Estate of Frances J. Long, deceased (Shelby County, Alabama Probate Case No. PR-2021-000806)	Grantee's Name	James W. Scott
Mailing Address	40 7th Street Apalachicola, FL 32320	Mailing Address	5441 Crossings Lake Circle Hoover, AL 35242
Property Address	5441 Crossings Lake Circle Hoover, AL 35242	Date of Sale	November 3, 2022
		Total Purchase Price	\$450,000.00
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" type="checkbox"/> 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 _____

Estate of Frances J. Long, deceased, (Shelby
County, Alabama Probate Case No. PR-2021-000806)

Print: Penny Long Marler, Personal Representative

Unattested

(verified by)

Sign Penny Long Marler
(Grantor/Grantee/Owner/Agent) circle one