

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

GENERAL WARRANTY DEED

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR ON-SITE INSPECTION AND IN RELIANCE ON INFORMATION PROVIDED BY GRANTOR AND GRANTEE. NO GUARANTEE IS MADE AS TO STATUS OF TITLE OR ANY ENCUMBRANCES THEREON

VALUE: \$3000.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), 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** (herein referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A TRACT OF LAND SITUATED ON THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST SHELBY COUNTY ALABAMA, AND BEING A PART OF THAT PROPERTY DESCRIBED AS EXHIBIT "A"-2 AS RECORDED IN INSTRUMENT # 2011042600012620 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3" CAPPED PIPE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH , RANGE 1 WEST SHELBY COUNTY ALABAMA; THENCE RUN SOUTH 0 DEGREES 12 MINUTES 24 SECONDS EAST FOR 332.49 FEET TO A FOUND 3" CAPPED PIPE AND THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEGREES 15 MINUTES 34 SECONDS EAST FOR 70.02 FEET TO A FOUND IRON (CAPPED # 18664) THENCE RUN NORTH 63 DEGREES 18 MINUTES 41 SECONDS WEST FOR 147.51 TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEGREES 21 MINUTES 34 SECONDS WEST FOR 153.25 FEET TO A FOUND IRON (CAPPED CARR) THENCE RUN NORTH 33 DEGREES 24 MINUTES 08 SECONDS EAST FOR 73.22 FEET TO A FOUND IRON (CAPPED # 18664) ;THENCE RUN SOUTH 63 DEGREES 18 MINUTES 41 SECONDS EAST FOR 126.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 4593.64 S.F. OR 0.11 ACRES MORE OR LESS.

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

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S 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 GRANTEE'S 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 18th day of March, 2023

Myrna C. Scotch

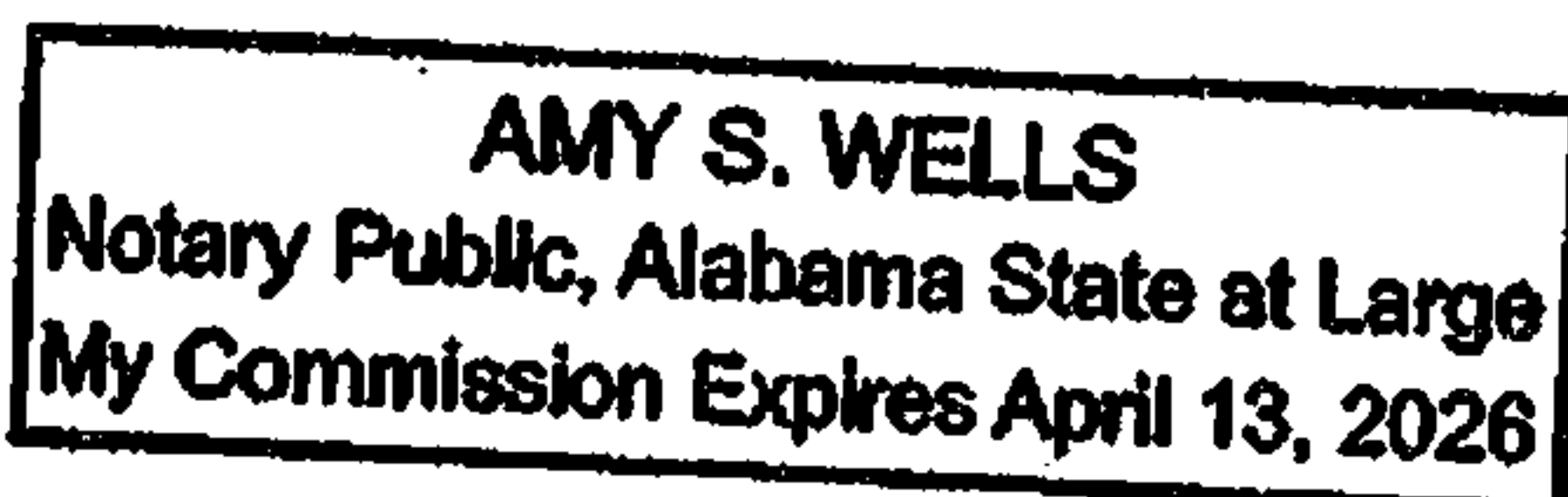
Myrna C. Scotch

STATE OF ALABAMA

COUNTY OF Shelby

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 18th day of March, 2023.



Amy S. Wells
NOTARY PUBLIC
My Commission Expires: 4-13-26

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 258 Eagle Valley Dr
Birmingham, AL 35242
 Property Address 124 Scotch Crest
Birmingham, AL 35242

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

Date of Sale March 18, 2023
 Total Purchase Price 3000.00

Or
 Actual Value \$ _____

Or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/21/2023 09:50:14 AM
 \$31.00 JOANN
 20230321000076930

The purchase price or actual value claimed or Actual 5. Beryl n 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: calculated based on land tax value

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 3.21.23 Print Jennifer Banik

☐ Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one