

SEND TAX NOTICE TO:

John P. Scott
537 1st Avenue West
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brenda A. Hixson, Trustee of Brenda A. Hixson Revocable Living Trust dated August 15, 2007**, whose address is 7830 Stonehenge Drive, Chattanooga, TN 37421 (hereinafter "Grantor", whether one or more), by **John P. Scott**, whose address is 537 1st Avenue West, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **John P. Scott**, the following described real estate situated in Shelby County, Alabama, **the address of which is 537 1st Avenue West, Alabaster, AL 35007 to-wit:**

Lot 1, according to Resurvey of Addition to McMillen's Survey of a part of the North half of NW 1/4 of Section 2, Township 21 South, Range 3 West, as shown by map recorded in Map Book 4, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama

Brenda A. Hixson Revocable Living Trust dated August 15, 2007 is also known as Brenda Hixson Revocable Living Trust, as set out in the Certification of Trust for said trust recorded in Instrument No. 20100222000053370, in the Probate Office of Shelby County, Alabama. Brenda A. Hixson and Brenda Hixson are one and the same person, she being the trustee of said trust.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$190,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of June, 2024.

Brenda A. Hixson Revocable Living Trust dated August 15, 2007

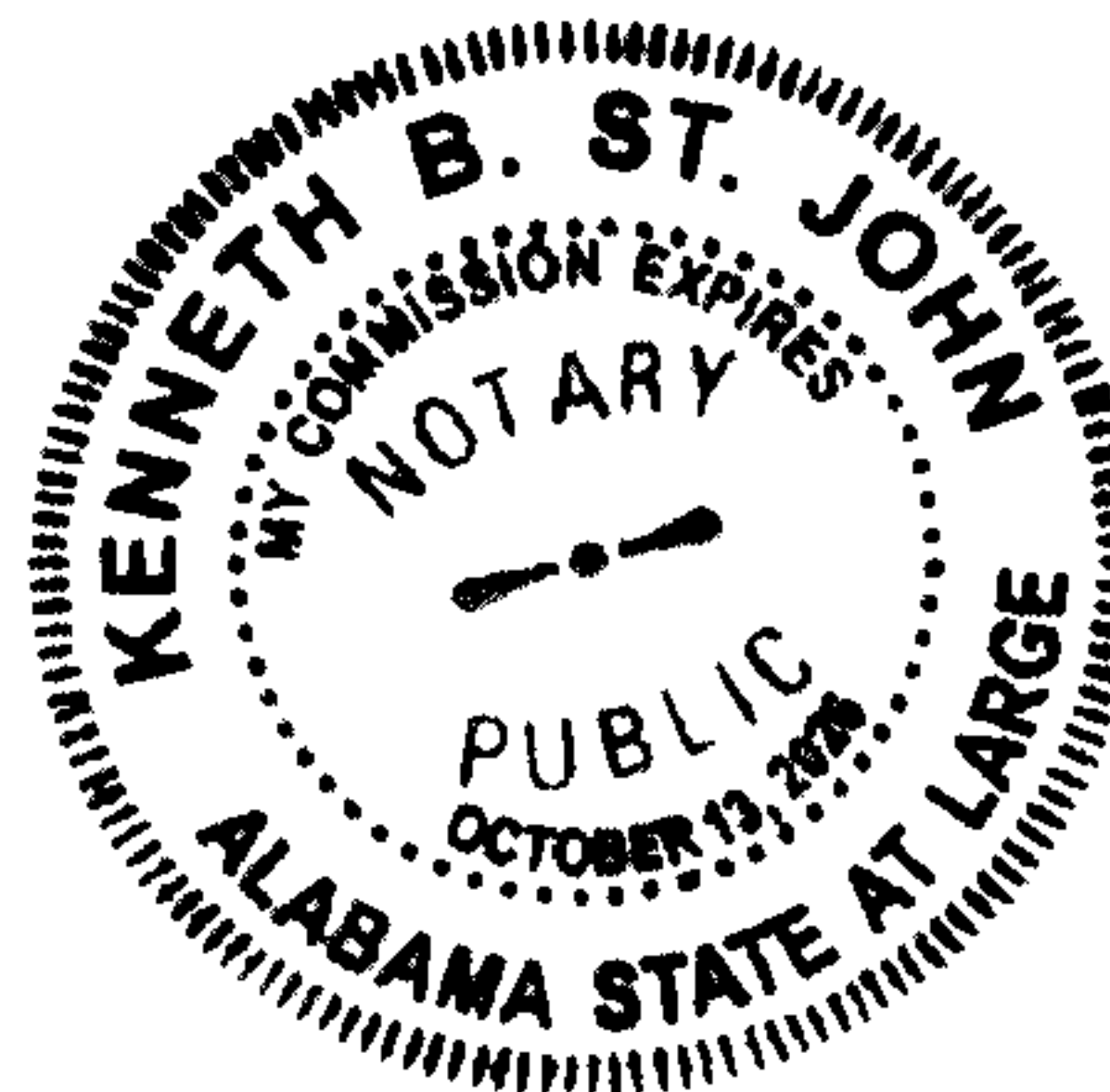
By: Brenda A. Hixson
Brenda A. Hixson, Trustee

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Brenda A. Hixson, whose name as Trustee of Brenda A. Hixson Revocable Living Trust dated August 15, 2007, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2024.

[Signature]
Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2024 02:18:02 PM
\$216.00 BRITTANI
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Allen S. Bayl