

SEND TAX NOTICE TO:

William A. Scott, Jr. and Darri G. Scott
8001 Annika Drive
Hoover, AL 35244

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 **SIX HUNDRED FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$605,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Arthur Wesley Cable, Jr. and Carol Ann Kutik, a married couple**, whose address is 4000 Ridgeway Drive, Birmingham, AL 35209, (hereinafter "Grantor", whether one or more), by **William A. Scott, Jr. and Darri G. Scott**, whose address is 8001 Annika Drive, Hoover, AL 35244, (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 **William A. Scott, Jr. and Darri G. Scott, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 8001 Annika Drive, Hoover, AL 35244 to-wit:**

Lot 4001, according to the Survey of Abingdon by the River Phase 1, as recorded in Map Book 52, Page 66 in the Probate Office of Shelby County, Alabama.

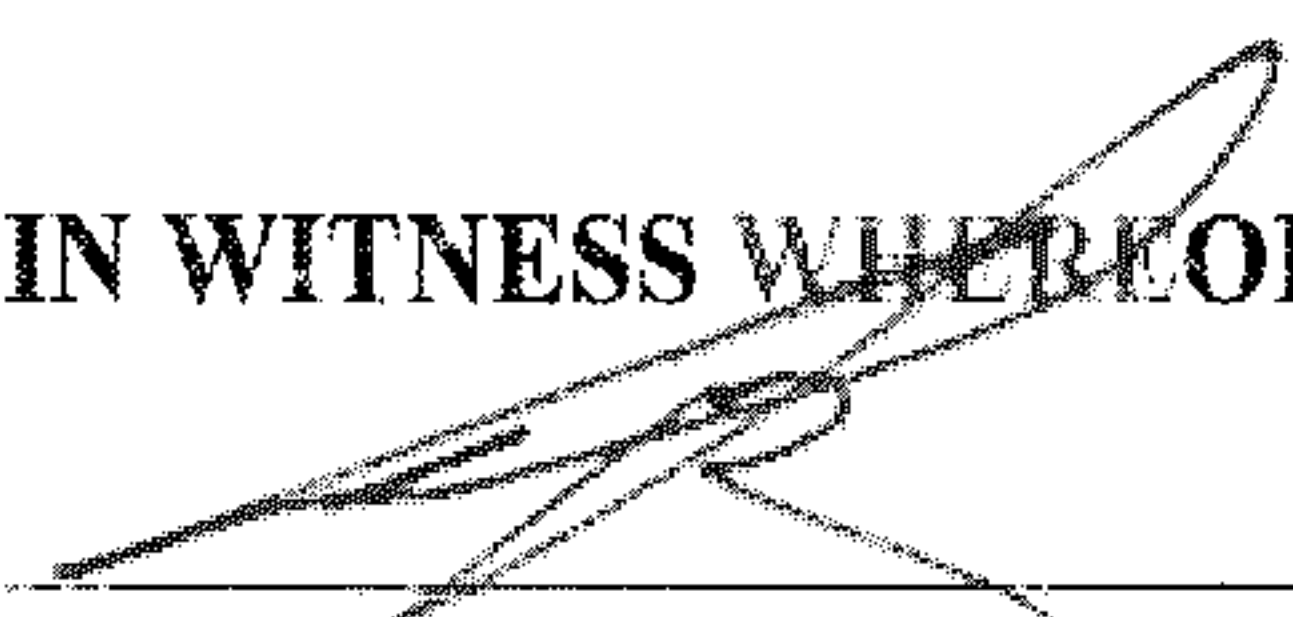
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

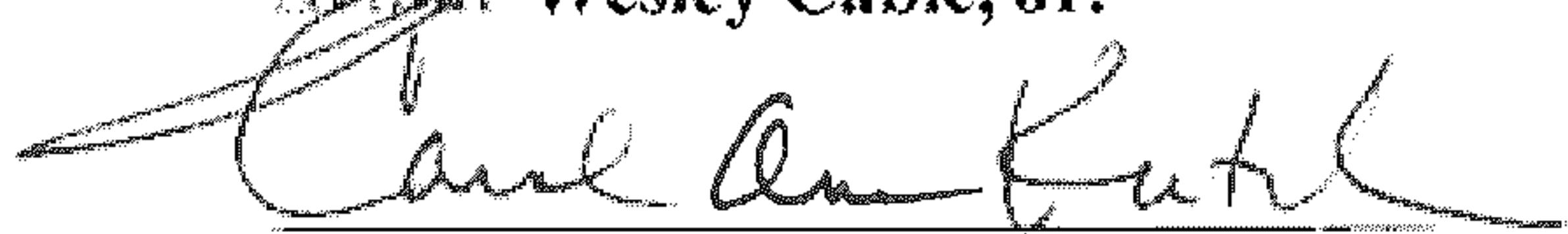
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

Carol A. Kutik and Arthur W. Cable, Jr., the grantee in deed recorded in Instrument Number 20210114000024070, is one and the same person as Carol Ann Kutik and Arthur Wesley Cable, Jr.

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 30th day of August, 2024.

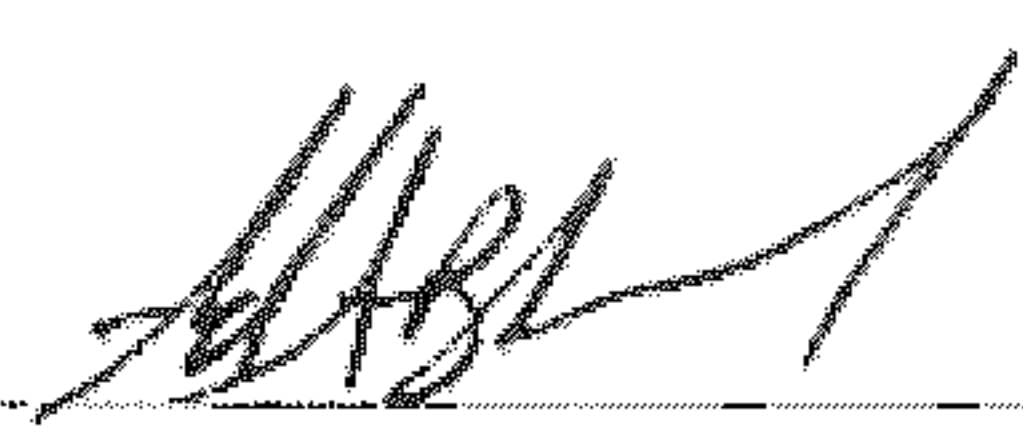

Arthur Wesley Cable, Jr.


Carol Ann Kutik

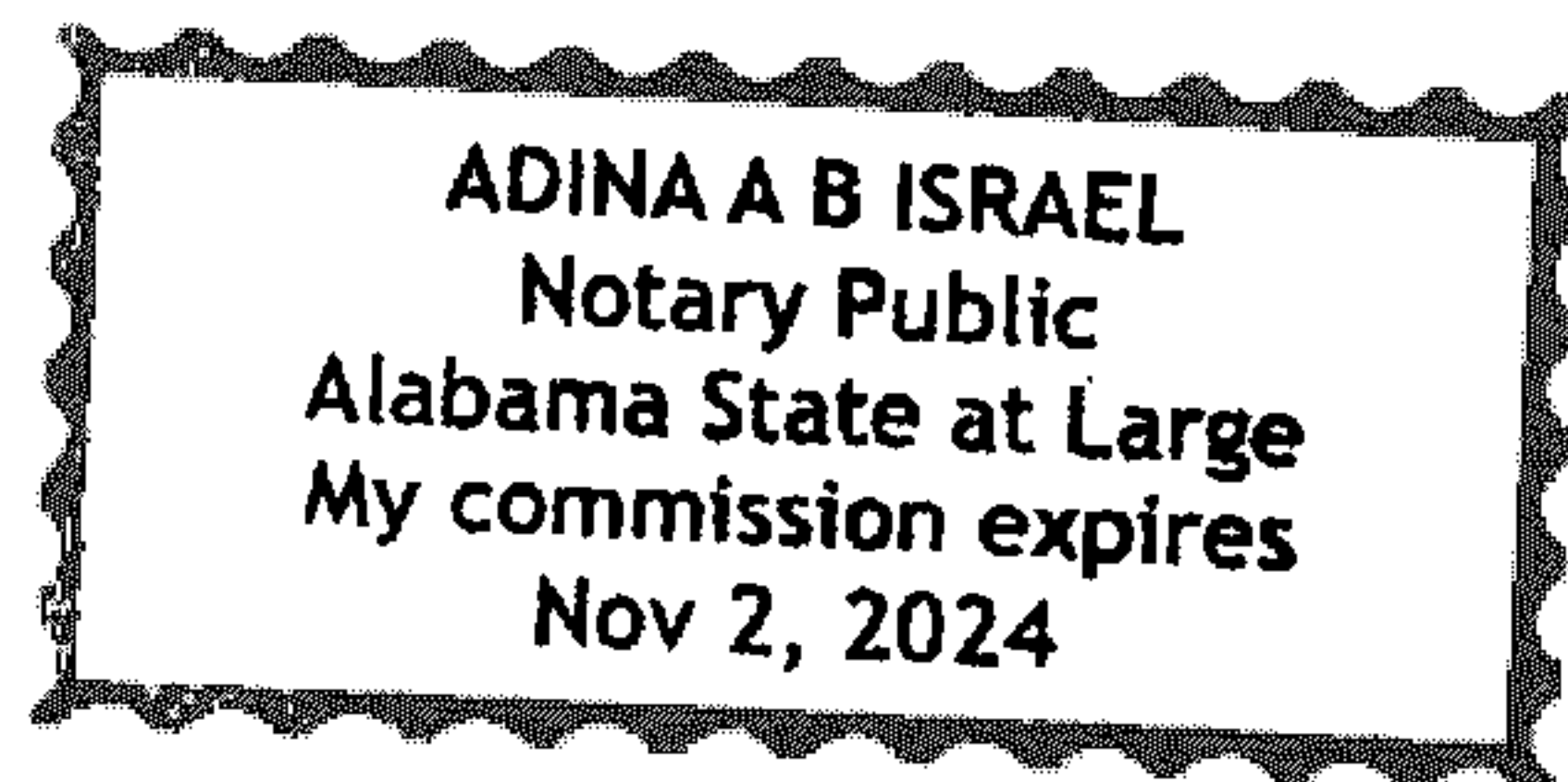
STATE OF Alabama
COUNTY OF Telfer son

I, the undersigned Notary Public in and for said County and State, hereby certify that Arthur Wesley Cable, Jr. and Carol Ann Kutik whose name(s) is/are 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 28th day of August, 2024.


Notary Public

My Commission Expires: November 2, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 03:33:23 PM
\$632.50 JOANN
20240904000275730

