

## WARRANTY DEED

---

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
MARCRUM PAINTING AND REPAIRS LLC  
146 HIGH HAMPTON DR  
PELHAM, AL 35124146

Know all men by these presents:

That in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100  
(\$ 375,000.00 ) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the  
receipt whereof is acknowledged, I or we, THE ESTATE OF CHARLES VERNON SKOOG JR  
PROBATE CASE # PR-2023-727 (herein referred to as grantor, whether one or more), grant, bargain,  
sell and convey unto: MARCRUM PAINTING AND REPAIRS LLC (herein referred to as grantee,  
whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-  
wit:

Lot 15, according to the amended Map of Riverchase West, as recorded in Map Book 6, Page  
100, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do  
for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said  
GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises;  
that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to  
sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators  
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the  
lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 25th day of  
September, 2024

THE ESTATE OF CHARLES VERNON  
SKOOG JR PROBATE CASE # PR-2023-  
727

  
BY: JO ANNE B SKOOG

ITS: PERSONAL REPRESENTAIVE

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

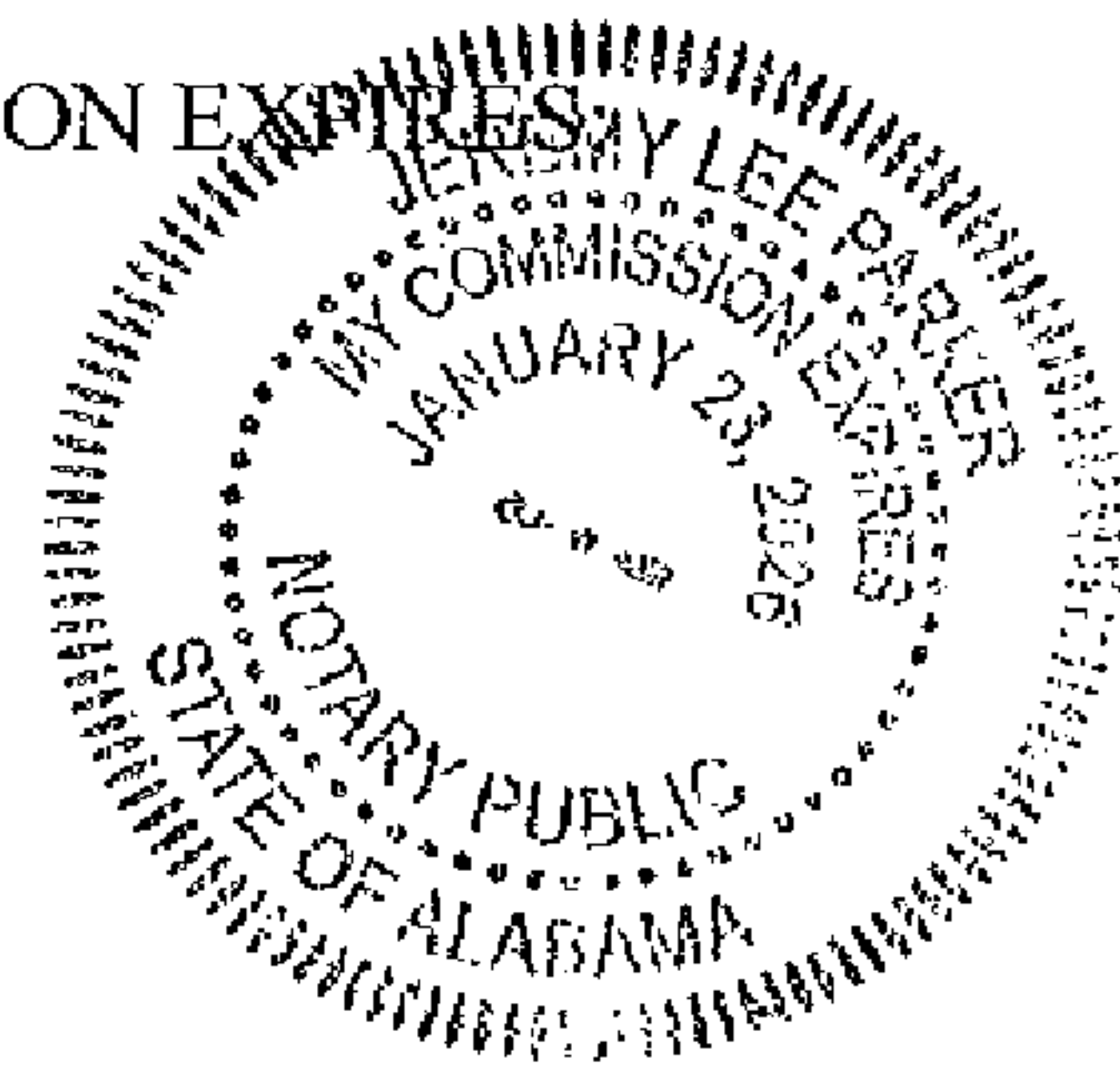
I, The Undersigned, a notary public, hereby certify that JO ANNE B SKOOG whose name(s) as Personal Representative(s) of the Estate of CHARLES VERNON SKOOG JR PROBATE CASE #PR 2023-727 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that JO ANNE B SKOOG in her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2024

  
NOTARY PUBLIC

MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1320 Alford Ave Ste 102  
Birmingham, AL 35226



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

Grantor's Name	THE ESTATE OF CHARLES VERNON SKOOG JR	Grantee's Name	MARCRUM PAINTING AND REPAIRS LLC
Mailing Address	2008 Woodsorrel Drive Birmingham, AL 35244		146 HIGH HAMPTON DR PELHAM, AL 35124146
Property Address	2008 Woodsorrel Drive Birmingham, AL 35244	Date of Sale	September 25, 2024
		Total Purchase Price	\$375,000.00
		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
                         
 ☐ Appraisal  
☐ Sales Contract
                         
 ☐ Other to  
☒ 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.

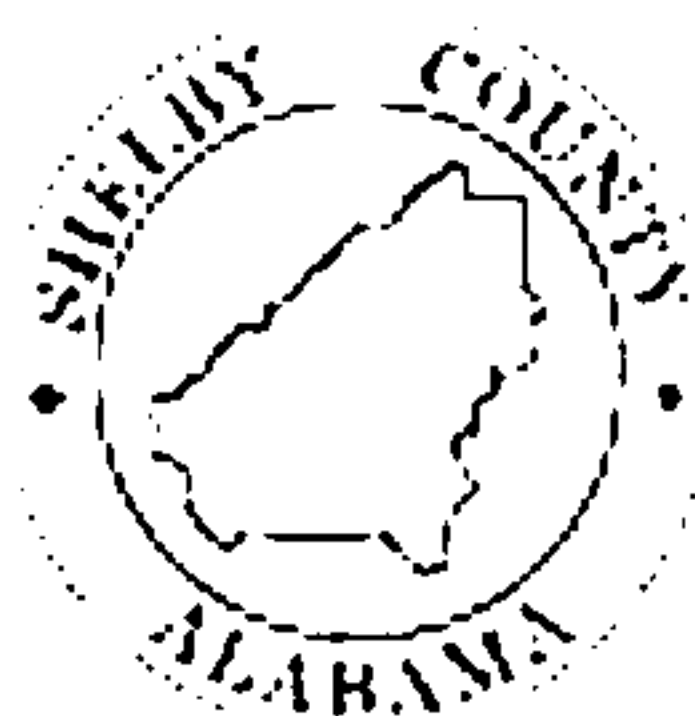
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 09/25/2024

(verified by)

Print: JO ANNE B SKOOG  
 Sign: *[Signature]*  
 Grantor/Grantee/Owner/Agent (circle one)  
 Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/08/2024 02:29:16 PM**  
**\$403.00 BRITTANI**  
**20241008000316300**

*Allen S. Bayl*