

Send tax notice to:
JOHN TABRIAS DOAKS, SR.
6668 HIGHWAY 10
MONTEVALLO, AL 35115

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Five Thousand and 00/100 (\$105,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we HUBERT EDWARD SCOTT and TERESA DARLING, HUSBAND AND WIFE herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto JOHN TABRIAS DOAKS, SR., referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, AND RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION OF 495.0 FEET; THENCE TURN AN ANGLE OF 80 DEGREES 25 MINUTES TO THE LEFT FOR A DISTANCE OF 230.0 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 1 DEGREES 08 MINUTES TO LEFT FOR A DISTANCE OF 256.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF A PAVED COUNTRY ROAD; THENCE TURN AN ANGLE OF 116 DEGREES 14 MINUTES TO THE LEFT AND CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD FOR A DISTANCE OF 120.00 FEET; THENCE TURN AN ANGLE OF 80 DEGREES 35 MINUTES TO THE LEFT AND RUN ALONG THE WEST LINE OF A PAVED ROAD FOR A DISTANCE OF 209.8 FEET; THENCE TURN AN ANGLE OF 69 DEGREES 16 MINUTES TO THE LEFT FOR A DISTANCE OF 47.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$101,850.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 27th day of November, 2024.


HUBERT EDWARD SCOTT

TERESA DARLING

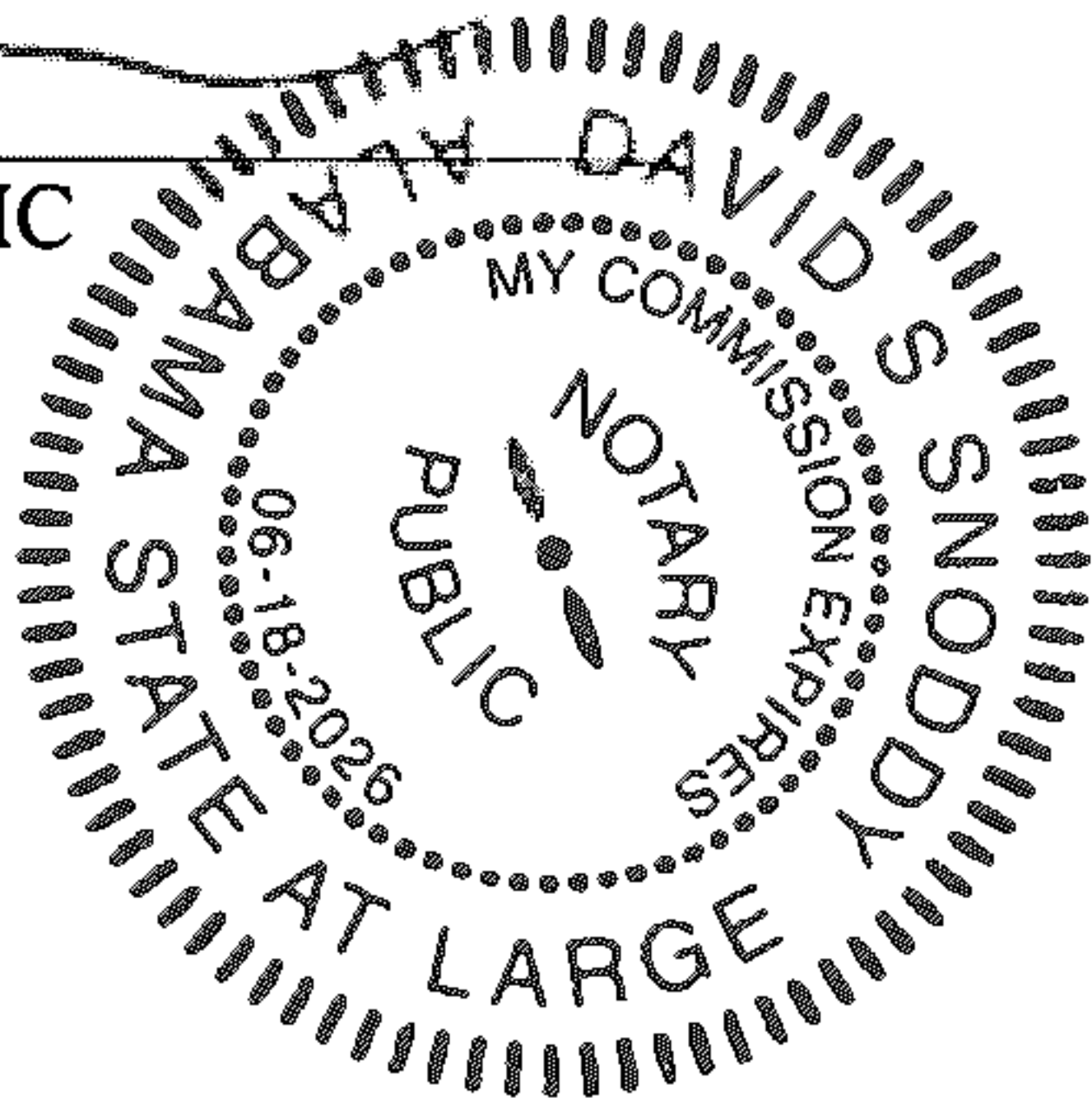
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that HUBERT EDWARD SCOTT and TERESA DARLING is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2024.

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

NOTARY PUBLIC



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

HUBERT EDWARD SCOTT

Grantee's Name

JOHN TABRIAS DOAKS, SR.

Mailing Address:

9078 Coosa County Rd 49
Goodwater AL 35072

Mailing Address:

6668 HIGHWAY 10
MONTEVALLO, AL 35115

Property Address

6668 HIGHWAY 10
MONTEVALLO, AL 35115

Date of Sale:

November 27, 2024

Total Purchaser Price

\$105,000.00

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
- ☒

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Print

Teresa Darling

Unattested

Sign

Teresa Darling

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2024 02:02:25 PM
\$28.50 JOANN
20241204000373870

Allen S. Boyd