



20250115000013610 1/3 \$459.00
Shelby Cnty Judge of Probate, AL
01/15/2025 08:41:19 AM FILED/CERT

The following is in lieu of real estate sale validation form RT-1:

GRANTORS:
SCOTTIE DEAN HOLDEN
4200 Highway 93
Helena, AL 35080

PROPERTY ADDRESS:
130 Rocking Chair Road
Wilsonville, AL 35186

VICKIE WOODS HOLDEN
4200 Highway 93
Helena, AL 35080

DATE OF SALE/TRANSFER: January 13, 2025

TOTAL ASSESSOR'S MARKET VALUE: \$429,860.00

GRANTEE:
SCOTTIE DEAN HOLDEN and VICKIE WOODS HOLDEN as Trustees of the SCOTTIE DEAN HOLDEN and VICKIE WOODS HOLDEN
Revocable Living Trust u/a/d January 13, 2025
4200 Highway 93
Helena, AL 35080

This instrument prepared by:
Jon J. Rutledge, LLC
Attorney at Law
Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216
PH 205.795.2088

SEND TAX NOTICE TO:
SCOTTIE DEAN HOLDEN and VICKIE WOODS HOLDEN, Trustees
4200 Highway 93
Helena, AL 35080

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

: KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **SCOTTIE DEAN HOLDEN**, also sometimes known as "Scottie D. Holden", and wife, **VICKIE WOODS HOLDEN**, also sometimes known as "Vickie W. Holden" (hereinafter collectively referred to as "Grantor"), in hand paid by **SCOTTIE DEAN HOLDEN and VICKIE WOODS HOLDEN, AS TRUSTEES OF THE SCOTTIE DEAN HOLDEN and VICKIE WOODS HOLDEN REVOCABLE LIVING TRUST** u/a/d January 13, 2025 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land lying and being in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, and more particularly described as follows: Commence at the northwest corner of said Section 18: thence east along the section line 660.96 feet; thence turn an angle of 90 degrees 37 minutes 00 seconds to the right and run 2492.78 feet; thence turn an angle of 86 degrees 40 minutes 00 seconds to the left and run 149.92 feet; thence turn an angle of 86 degrees 40 minutes 00 seconds to the right and run 701.19 feet to the point of beginning of parcel herein described; thence continue along last said course 100.17; thence turn an angle of 93 degrees 22 minutes 54 seconds to the right and run 847.62 feet; thence turn an interior angle left of 141 degrees 15 minutes 08 seconds and run 47.95 feet; thence turn an interior angle left of 123 degrees 50 minutes 10 seconds and run 59.19 feet; thence turn an interior angle left of 193 degrees 31 minutes 19 seconds and run 59.23 feet; thence turn an interior

angle left of 158 degrees 56 minutes 14 seconds and run 27.81 feet; thence turn an interior angle left of 162 degrees 15 minutes 13 seconds and run 48.10 feet; thence turn an interior angle left of 132 degrees 44 minutes 38 seconds and run 45.89 feet; thence turn an interior angle of 114 degrees 48 minutes 00 seconds and run 64.40 feet; thence turn an interior angle of 269 degrees 42 minutes 02 seconds and run 35.15 feet; thence turn an interior angle left of 132 degrees 50 minutes 32 seconds and run 548.99 feet; thence turn an interior angle right of 169 degrees 50 minutes 21 seconds and run 200.34 feet to the point of beginning, all lying in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama.

According to the survey of Steven M. Allen, L.S. #12944, dated November 5, 1987.

This property is not the homestead of either Grantor.

Subject to:

1. General and special taxes and assessments for 2025 and subsequent years not yet due and payable; and
2. All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any.

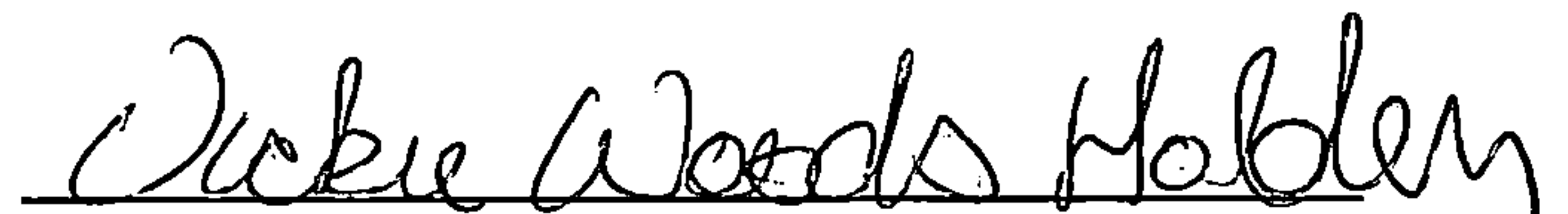
Source of Title: May 4, 1994 Warranty Deed Joint Tenants with Right of Survivorship from Steve E. Sansing and wife, Felecia A. Sansing, to Scottie D. Holden and wife, Vickie W. Holden, as recorded on May 5, 1994 by instrument number 1994-14892 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And said Grantor does for themselves and for their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this the 13th day of January, 2025.


SCOTTIE DEAN HOLDEN (Grantor)


VICKIE WOODS HOLDEN (Grantor)

*****Notary Seal on following page*****

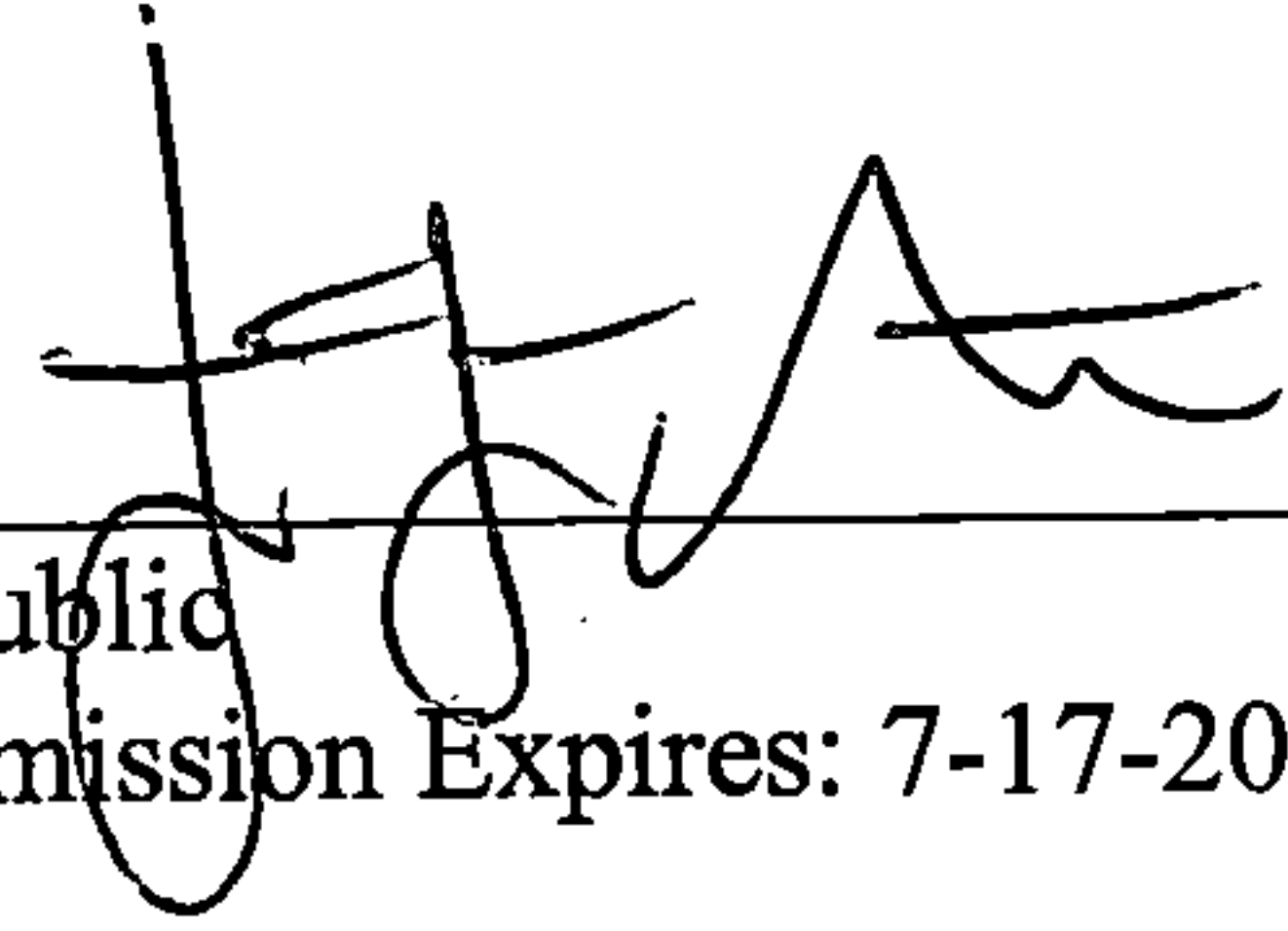


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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Jon J. Rutledge, a Notary Public in and for said County in said State, hereby certify that **SCOTTIE DEAN HOLDEN and VICKIE WOODS HOLDEN**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 13th day of January, 2025.



Notary Public
My Commission Expires: 7-17-2026

