

This Instrument was Prepared by:  
Joseph T. Conwell, III, P.C.  
Joseph T. Conwell, III, P.C.  
4245 Balmoral Dr. SW, Suite 303  
Huntsville, AL 35801  
File No.: 2024-636

## WARRANTY DEED

---

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Four Thousand Five Hundred Seventy Seven Dollars and No Cents (\$74,577.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Veronica Jean Scott Revocable Trust, dated December 4, 2014, and any amendments thereto, whose mailing address is 4004 Cahaba Lake Cir, Hoover, AL 35216** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Land Boss, LLC, a California Limited Liability Company, whose mailing address is 3941 Park Dr., Ste 20-227, El Dorado Hills, AL 95762** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **0 Hwy 231, Vincent, AL 35178**; to wit;

A parcel of land located in the E 1/2 of SE 1/4, Section 25, Township 18 South, Range 1, East, Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Trustee, Sonya Scott Bonner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29<sup>th</sup> day of January, 2025.

VERONICA JEAN SCOTT REVOCABLE TRUST,  
DATED DECEMBER 4, 2014, AND ANY  
AMENDMENTS THERETO

X Sonya Scott Bonner, Trustee  
Sonya Scott Bonner  
Trustee

State of Alabama

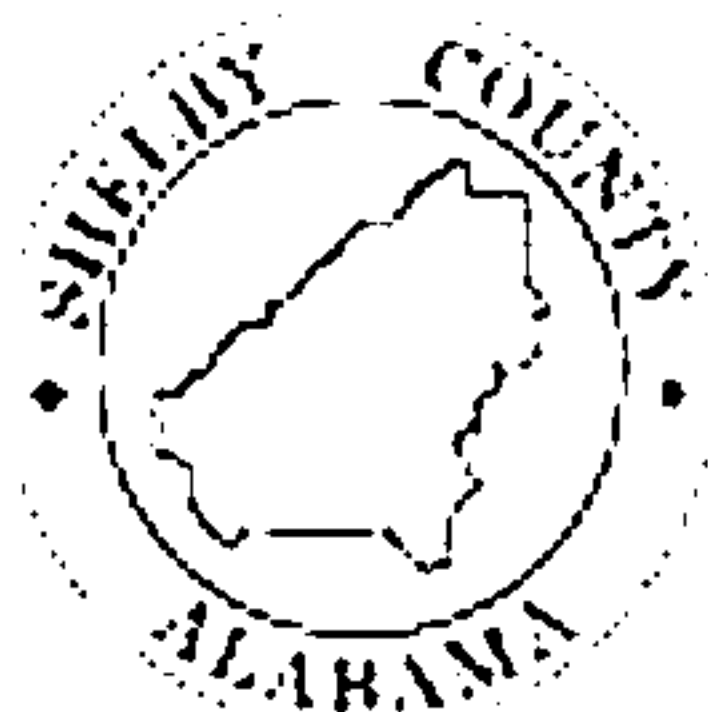
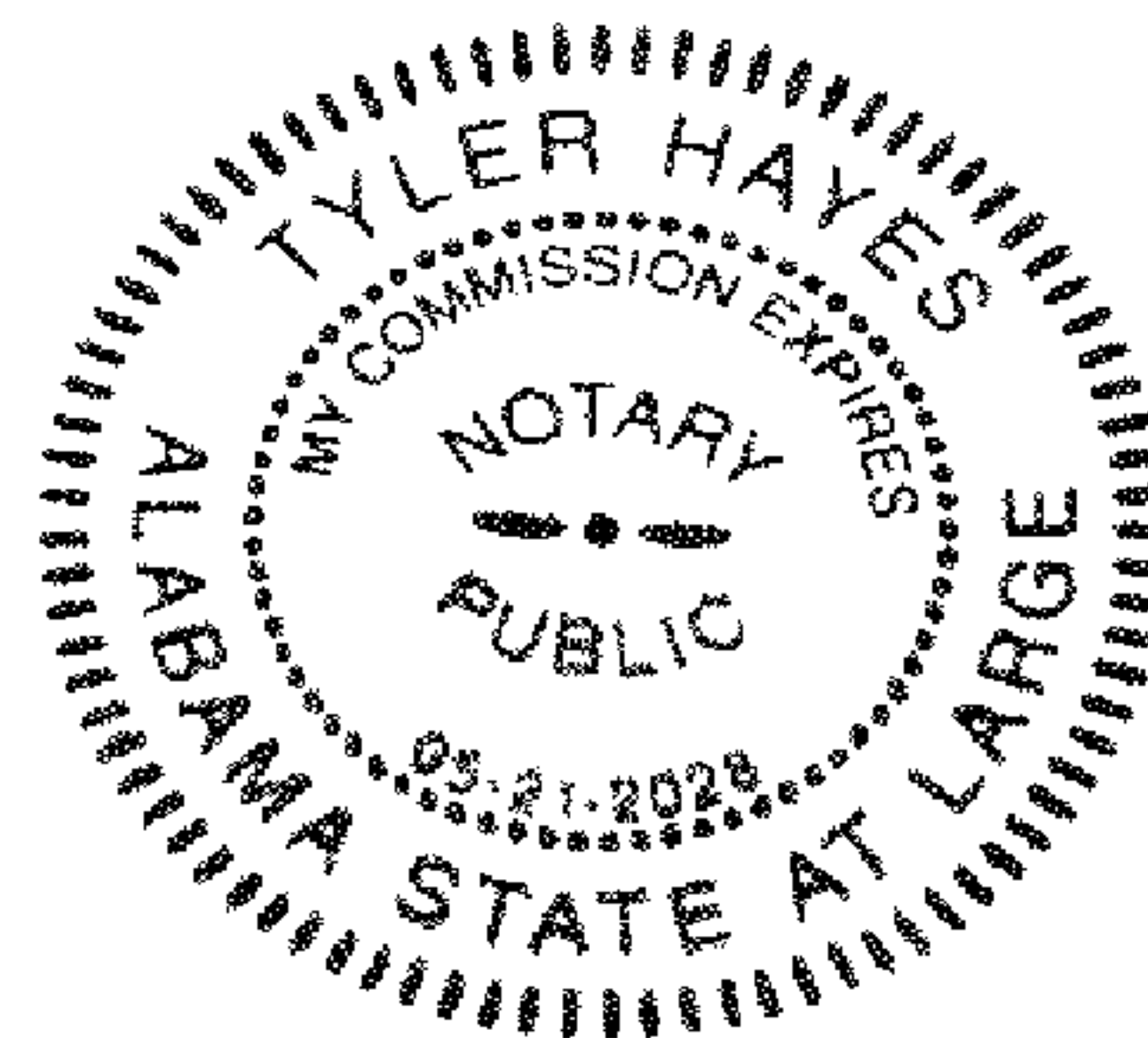
County of Jefferson

I, Tyler Hayes, a Notary Public in and for said County in said State, hereby certify that Sonya Scott Bonner, Trustee of Veronica Jean Scott Revocable Trust, dated December 4, 2014, and any amendments thereto 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 foregoing conveyance she as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of January, 2025

Tyler Hayes  
Notary Public, State of Alabama

My Commission Expires: 05-21-2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2025 01:43:34 PM  
\$100.00 BRITTANI  
20250203000032820

Allie S. Bayl