

THIS INSTRUMENT WAS PREPARED BY:  
Fortune, Beard, Arnold, Graham, & Arnold, LLP  
7150 Cahaba Valley Road, Suite 201  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:  
Scott T. Rogers  
1008 Independence Drive  
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **Scott T. Rogers**, a married man (herein referred to as GRANTOR), do hereby grant, bargain, sell, and convey unto **Scott T. Rogers and Lisa K. Rogers** (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 2, ACCORDING TO THE MAP OF THE 1971 ADDITION TO SHELBY SHORES, AS RECORDED IN MAP BOOK 5, PAGE 96, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**ALSO, THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE NE CORNER OF LOT 2 OF THE SAID 1971 ADDITION TO SHELBY SHORES, AS RECORDED IN MAP BOOK 5, PAGE 96, IN SAID PROBATE OFFICE, THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 324.44 FEET TO THE SE CORNER OF SAID LOT AND A POINT ON CONTOUR LINE ELEVATION 397; THENCE TURN AN ANGLE OF 152 DEG. 23 MIN. 30 SEC. TO THE LEFT AND RUN ALONG SAID CONTOUR LINE ELEVATION A DISTANCE OF 114.24 FEET; THENCE TURN AN ANGLE OF 40 DEG. 57 MIN. 06 SEC. TO THE LEFT AND RUN A DISTANCE OF 229.40 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW ¼ OF THE NW ¼, SECTION 18, TOWNSHIP 22 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.**

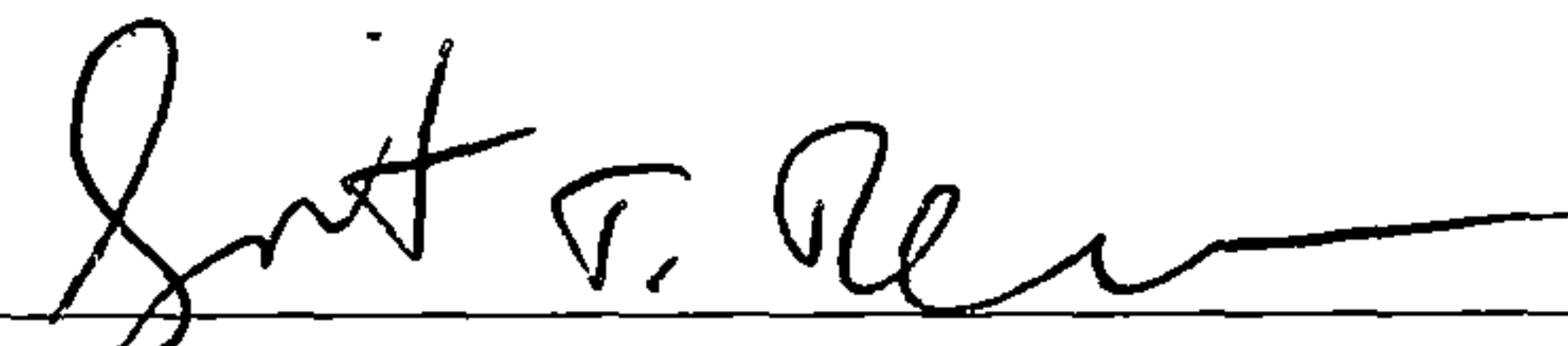
SCOTT T. ROGERS IS THE SURVIVING GRANTEE IN INSTRUMENT #20100406000102340. THE OTHER GRANTEE TOM ROGERS HAVING DIED ON JULY 27, 2023.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

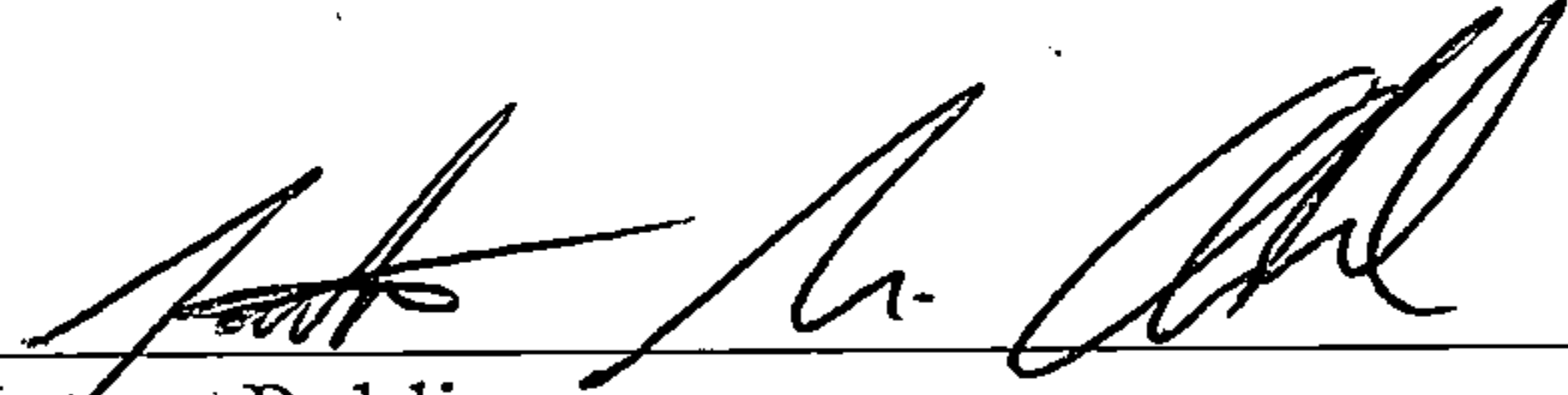
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of April, 2025.

 (SEAL)  
Scott T. Rogers

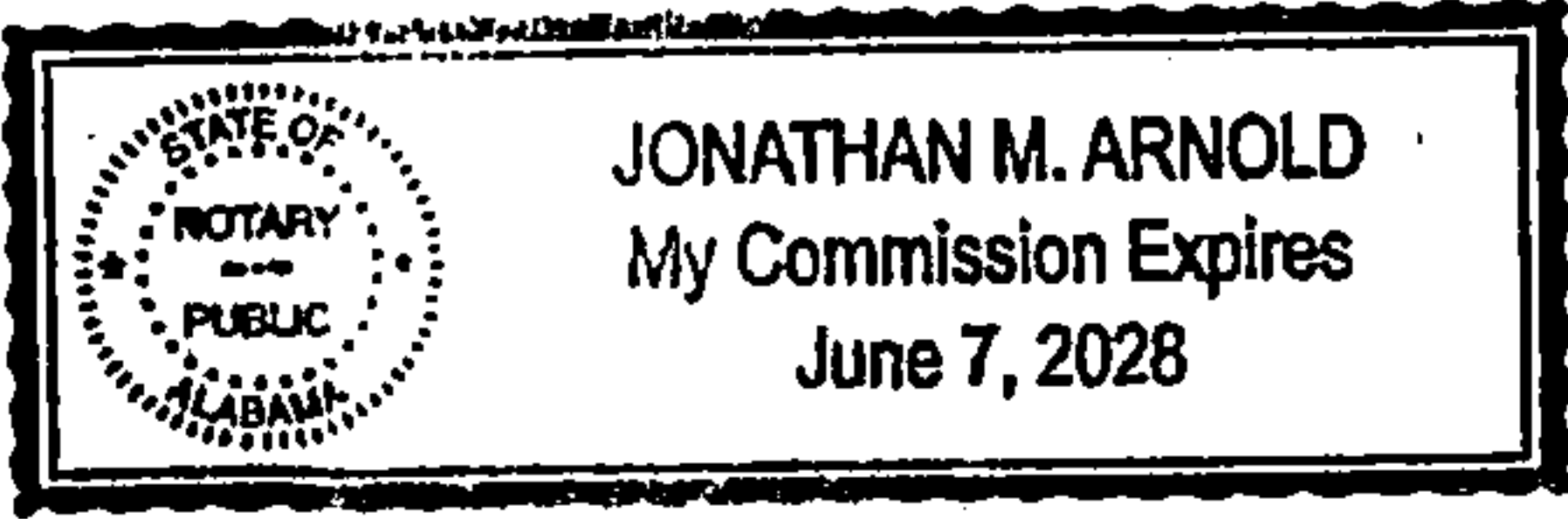
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Scott T. Rogers**, a married man, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, 2025.

 (SEAL)  
Notary Public

My Commission Expires: 6/7/28





# Real Estate Sales Validation Form

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

Grantor's Name Scott T. Rogers  
Mailing Address 1008 Independence Drive  
Alabaster, AL 35007

Grantee's Name Scott T. Rogers and Lisa K. Rogers  
Mailing Address 1008 Independence Drive  
Alabaster, AL 35007

Property Address 226 Buck Creek Circle  
Alabaster, AL 35007

Date of Sale 4/30/2025  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 191,300.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 any.

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 4/30/2025

Print Scott Rogers

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one