

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Baxter Homes, LLC
4142 Alston Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$125,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Victoria Scoggins, an unmarried woman, as Grantor of Parcel I and
Connie O'Hern, a married woman, as Grantor of Parcel II**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Baxter Homes, LLC, an Alabama limited liability company and Travis Michael Baxter

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I:

Beginning at the NE corner of said quarter-quarter section and run West along the North boundary of said quarter-quarter 75 feet; thence turn to the left and run South parallel to the East boundary of said quarter-quarter section 440 feet; thence to the left and run East parallel to the North boundary of said quarter quarter 75 feet; thence turn to the left and run North along the East boundary of said quarter-quarter section 440 feet to the point of beginning. Being a part of SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

Part of the SE 1/4 of the NW 1/4, Section 16, Township 19, Range 1 West, more particularly described as follows: Commencing at the NE corner of said 1/4-1/4 section and run West along the North Boundary of said 14-1/4 section 75 feet to the point of beginning; thence continue West along the North boundary 75 feet; thence turn to the left and run South parallel to the East boundary of said 1/4-1/4 section 440 feet; thence turn to the left and run East parallel to the North boundary of said 1/4-1/4 section 75 feet; thence turn to the left and run North parallel to the East boundary of said 1/4-1/4 section 440 feet to the point of beginning, subject to easement for water well reserved as part of the conveyance recorded in Deed Book 227, at Page 929, Office of Judge of Probate of Shelby County, Alabama.

The property described above and conveyed herein is not the homestead of Connie O'Hern or her spouse.

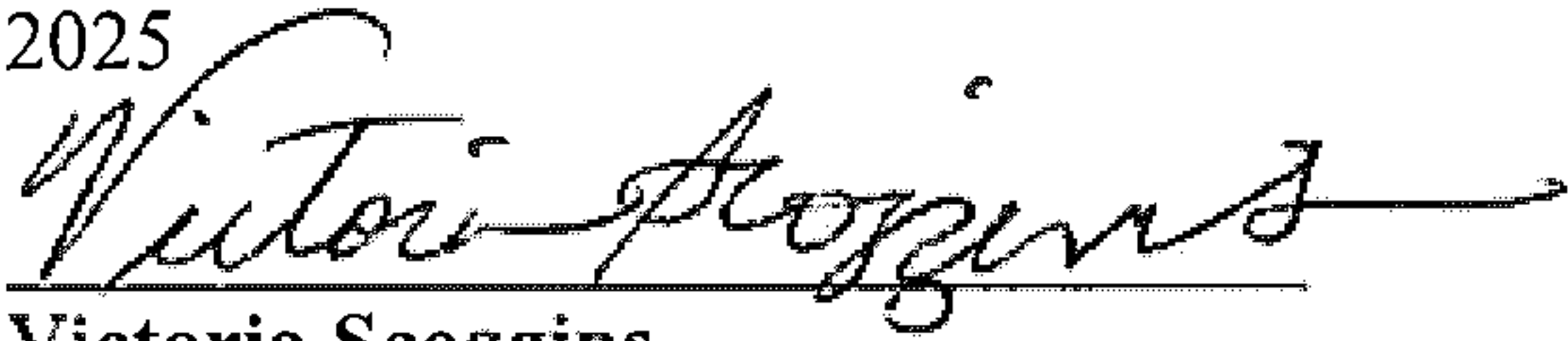
- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee its successors and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seals, this 13th day of August,

2025



Victoria Scoggins

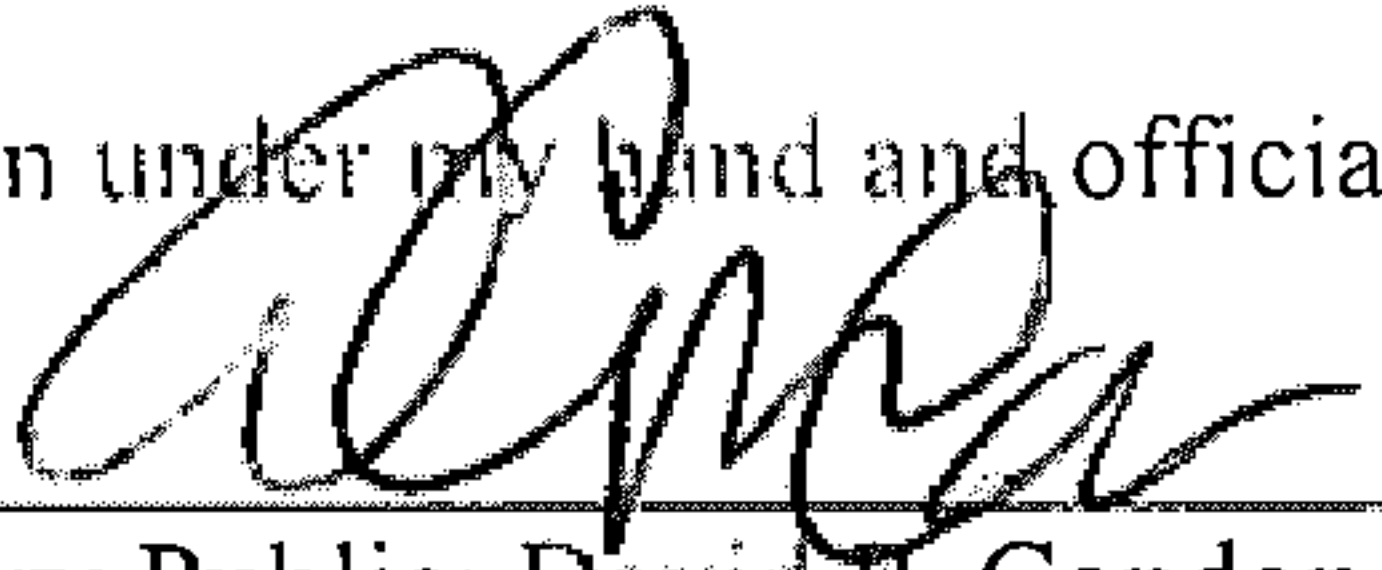


Connie O'Hern

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Victoria Scoggins and Connie O'Hern 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 official seal this 13th day of August, 2025.



Notary Public: David P. Condon

My Commission Expires: 02.12.2026

Real Estate Sales Validation Form

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

Grantor's Name	Victoria Scoggins and Connie O'Hern	Grantee's Name	Baxter Homes, LLC
Mailing Address	38 AUTRY DRIVE APT. 1 CHELSEA, AL 35043	Mailing Address	4142 Alston Lane Vestavia Hills, AL 35242
Property Address	Whitfield Dr/Dunnavant Valley Birmingham, AL 35242	Date of Sale	08/13/2025
		Total Purchase Price	\$125,000.00

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	☐ 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 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	8/13/25	Print	_____
☐ Unattested	_____	Sign	_____
	(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
08/18/2025 08:17:33 AM
\$153.00 KELSEY
20250818000251570

Form RT-1
