

**This instrument prepared by:**

John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

**SEND TAX NOTICE TO:**

Shanna B. Lowe and Andrew M. Lowe  
224 Redwood Drive  
Maylene, AL 35114

**WARRANTY DEED**

**STATE OF ALABAMA**

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**SHELBY COUNTY**

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**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Twenty-Two Thousand Nine Hundred And No/100 Dollars (\$122,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William Neil Sullivan, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shanna B. Lowe and Andrew M. Lowe (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty Thousand Six Hundred Seventy-Three And No/100 Dollars (\$120,673.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Three Thousand Six Hundred Eighty-Seven And No/100 Dollars (\$3,687.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 29, 2013.

*William Neil Sullivan by*

**William Neil Sullivan by Anita S. Earley, his attorney in fact**

*Anita S. Earley, his attorney in fact*

**STATE OF ALABAMA**

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**COUNTY OF JEFFERSON**

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Neil Sullivan by Anita S. Earley, his attorney in fact who are known to me and have 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 on 29th day of March, 2013 .

*[Signature]*  
Notary Public

Commission Expires:

JOHN HARWELL HENSON  
Notary Public Alabama State At Large  
My Commission Expires Nov. 21, 2015

FILE NO.: TS-1300506

  
20130419000159890 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/19/2013 10:25:25 AM FILED/CERT



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Neil Sullivan

Mailing Address 224 Redwood Drive  
Maylene, AL 35114

Grantee's Name Shanna B. Lowe and Andrew M. Lowe

Mailing Address 224 Redwood Drive  
Maylene, AL 35114

Property Address 224 Redwood Drive  
Maylene, AL 35114

Date of Sale March 29, 2013

Total Purchase Price \$122,900.00

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 - William Neil Sullivan, 224 Redwood Drive, Maylene, AL 35114.

Grantee's name and mailing address - Shanna B. Lowe and Andrew M. Lowe, 224 Redwood Drive, Maylene, AL 35114.

Property address - 224 Redwood Drive, Maylene, AL 35114

Date of Sale - March 29, 2013.

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.

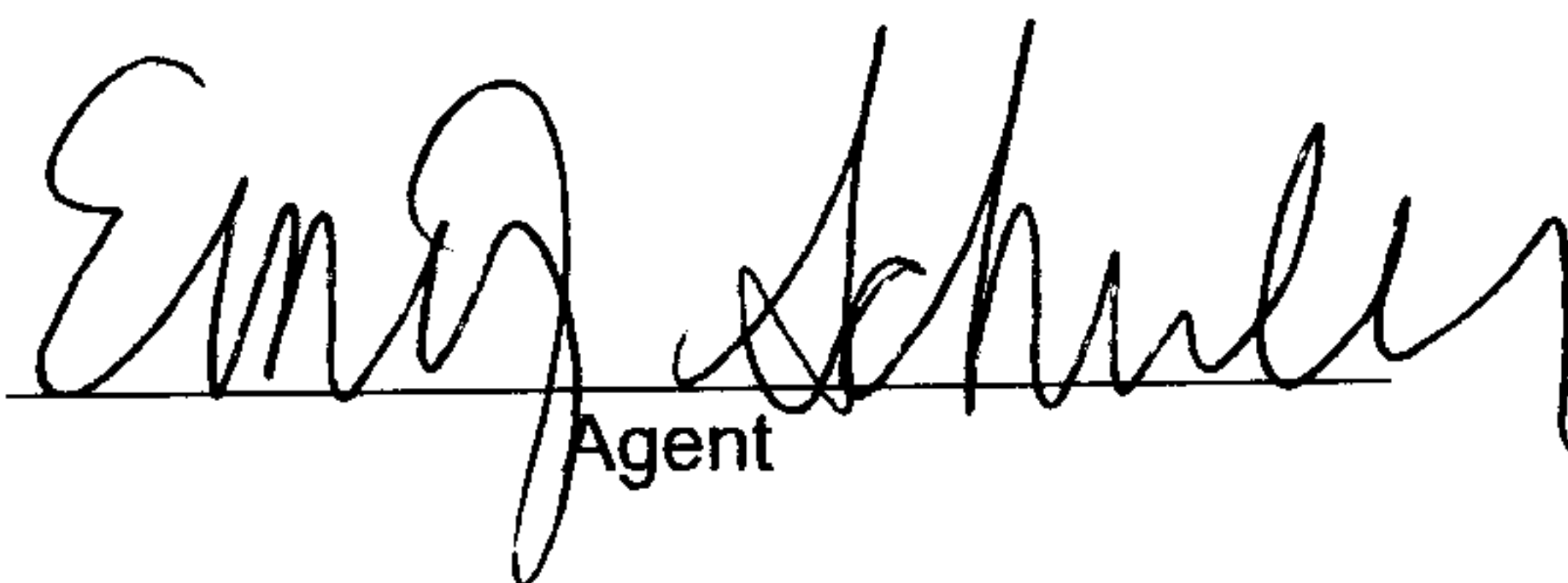
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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 with 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: March 29, 2013

Sign

  
Agent

