

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Jane Neidhardt Farris  
5052 Greystone Way  
Hoover, AL 35242

**20170720000260030**  
**07/20/2017 01:53:06 PM**  
**DEEDS 1/2**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Six Hundred Seventy-Five Thousand and no/100 Dollars (\$675,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **RONALD L. LOWERY and JANET L. LOWERY, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **JANE NEIDHARDT FARRIS** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 9, according to the Survey of Greystone-4th Sector, as recorded in Map Book 16, Page 89 A, B & C in the Probate Office of SHELBY County, ALABAMA; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use that private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.


Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated 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 the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 14th day of July, 2017.

  
\_\_\_\_\_  
**RONALD L. LOWERY**

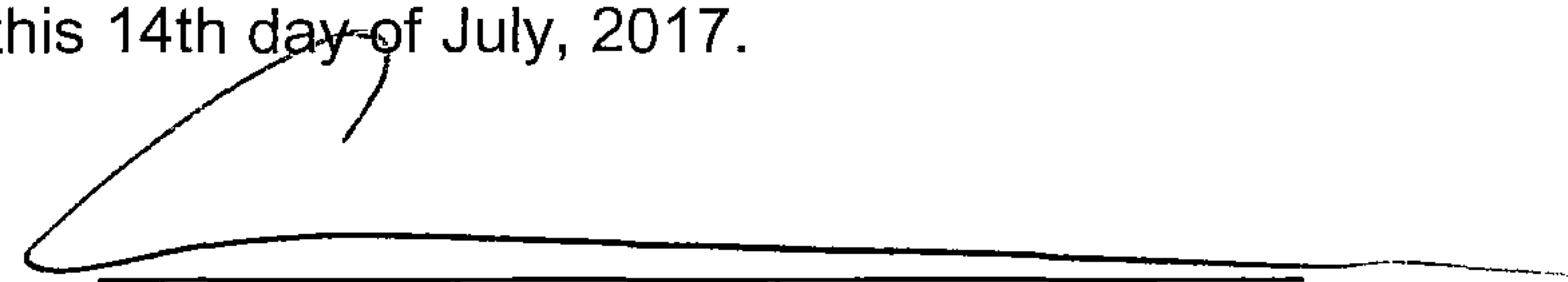
  
\_\_\_\_\_  
**JANET L. LOWERY**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **RONALD L. LOWERY and JANET L. LOWERY**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/30/2021

**Real Estate Sales Validation Form**

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

Grantor's Name RONALD L. LOWERY  
 Mailing Address JANET L. LOWERY  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name JANE NEIDHARDT FARRIS  
 Mailing Address \_\_\_\_\_  
5052 Greystone Way  
Hoover, AL 35242

Property Address 5052 Greystone Way  
Hoover, AL 35242  
 \_\_\_\_\_

Date of Sale 07/14/2017  
 Total Purchase Price \$ 675,000.00  
 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 - 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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

\_\_\_\_\_  
 Unattested \_\_\_\_\_  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/20/2017 01:53:06 PM  
 \$693.00 DEBBIE  
 20170720000260030