

Prepared by:  
Michael D. Brymer  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20195296

Send Tax Notice To:  
Michael R Barrett Jaimee K Barrett  
511 Ridge Rd.  
Shelby, AL 35143

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Twenty Nine Thousand Dollars and No Cents (\$229,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Donald R Cowsar and Carol C Cowsar, husband and wife** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Michael R Barrett and Jaimee K Barrett** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Map of Waxa Subdivision, as recorded in Map Book 5 page 5 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$206,100.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 21 day of August, 2019.

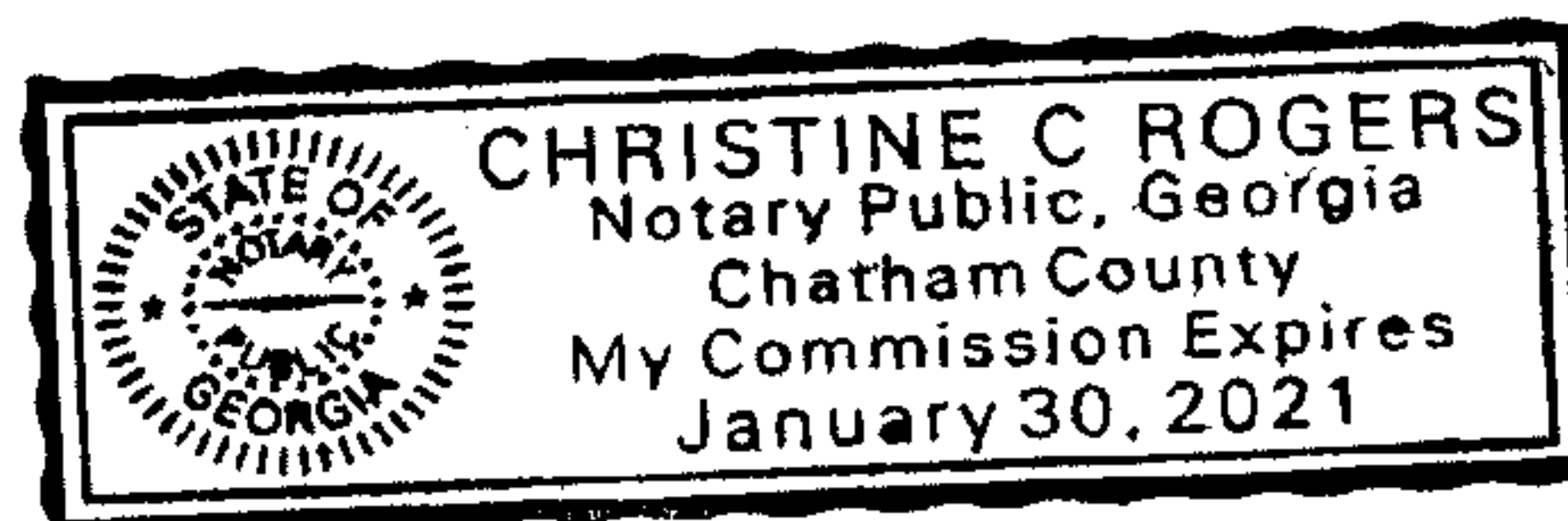
Donald R Cowsar      Carol C. Cowsar  
Donald R Cowsar                      Carol C Cowsar

State of Alabama  
County of Jefferson

I, a Notary Public in and for said County in said State, hereby certify that Donald R Cowsar and Carol C Cowsar 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 for and as their act on the day the same bears date.

Given under my hand and official seal this the 24 day of August, 2019.

Christine C Rogers  
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	Donald R Cowsar Carol C Cowsar	Grantee's Name	Michael R Barrett Jaimie K Barrett
Mailing Address	8 Sandy Creek Rd Savannah, GA 31410	Mailing Address	123 Big Oak Drive Maylene, AL 35114
Property Address	511 Ridge Rd. Shelby, AL 35143	Date of Sale	August 26, 2019
		Total Purchase Price	\$229,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 August 20, 2019

Unattested

*[Signature]*  
(verified by)

Print Donald R Cowsar

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

*CAROL C. COWSAR*

*Carol C. Cowsar*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/29/2019 03:42:21 PM  
\$41.00 CATHY  
20190829000319660

*Allen S. Bayl*