

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT PATRICK LOWERY and AMANDA R. LOWERY, husband and wife (together herein, "Grantors"), whose address is 1144 Old Cahaba Circle, Helena, AL 35080, for and in consideration of the sum of (\$113,150.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to AMANDA R. LOWERY, a married woman (herein, "Grantee"), whose address is 1144 Old Cahaba Circle, Helena, AL 35080, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1144 Old Cahaba Circle, Helena, AL 35080  
SOURCE OF TITLE: Instrument Number 20170807000284910  
PROPERTY ID: 134201006012000  
REAL PROPERTY TAX: \$ 1,068.36 due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.


THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 18 day of MARCH, 2020.

File #: CF-AL-102533

GRANTOR:


  
\_\_\_\_\_  
PATRICK LOWERY (SEAL)

STATE OF Alabama  
COUNTY OF Shelby

I, John Caldwell, the undersigned Notary Public in and for said State and County, hereby certify that PATRICK LOWERY, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of March, 2020

[Affix Notary Seal]

  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

My commission expires: John Caldwell

**My Commission Expires  
12/26/2023**



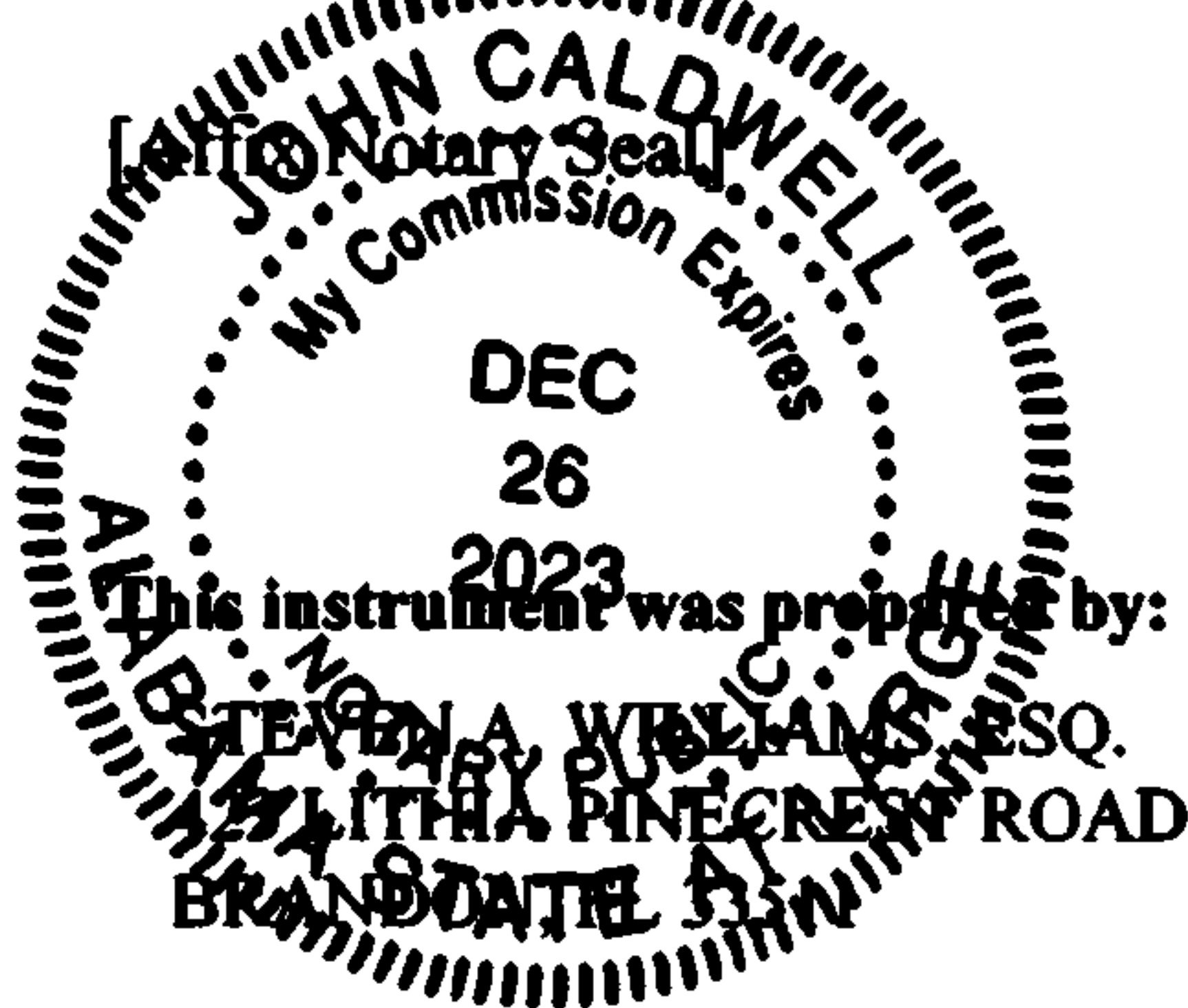
GRANTOR:

Amanda R. Lowery (SEAL)  
AMANDA R. LOWERY

STATE OF Alabama  
COUNTY OF Shelby

I, John Caldwell, the undersigned Notary Public in and for said State and County, hereby certify that AMANDA R. LOWERY, a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of March, 2020.



John Caldwell  
SIGNATURE OF NOTARY PUBLIC

My commission expires: John Caldwell  
**My Commission Expires**  
**12/26/2023**

When recorded, please mail to:  
AMANDA R. LOWERY  
1144 OLD CAHABA CIRCLE  
HELENA, AL 35080

The Grantee's address is:  
AMANDA R. LOWERY  
1144 OLD CAHABA CIRCLE  
HELENA, AL 35080

**EXHIBIT A**

[Legal Description]

**LOT 812, ACCORDING TO THE SURVEY OF OLD CAHABA SECTOR 8, AS RECORDED IN MAP BOOK 26, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/08/2020 02:50:26 PM 20200408000138420 04/08/2020 02:50:26 PM QCDEED 5/5  
 \$147.50 MISTI  
 20200408000138420

*Alicia S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name PATRICK LOWERY  
 Mailing Address AMANDA R. LOWERY  
1144 Old Cahaba Circle  
Helena, AL 35080

Grantee's Name AMANDA R. LOWERY  
 Mailing Address 1144 Old Cahaba Circle  
Helena, AL 35080

Property Address 1144 Old Cahaba Circle  
Helena, AL 35080

Date of Sale 03-18-2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ 113,150.00  
 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
- 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 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 3/18/20

Print Amanda R. Lowery

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

Sign Amanda R. Lowery  
 (Grantor/Grantee/Owner/Agent) circle one