

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
John Allan Lowe & Tracy L. Griffin
101 Mildred St
Columbiana, AL 35051

WARRANTY DEED
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty Thousand No/00 Dollars (\$130,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nancy J. Indorf, a married woman, Peggy J. Hill, an unmarried woman, Michael E. Hill, a married man and W. Jeff Hill, a married man, the Heirs at Law of Elvin Hill (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **John Allan Lowe and Tracy L. Griffin, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of April, 2013.

Peggy J. Hill
Peggy J. Hill

Michael E. Hill
Michael E. Hill

Nancy J. Indorf
Nancy J. Indorf

W. Jeff Hill
W. Jeff Hill

Peggy J. Hill
By: Peggy J. Hill, Attorney in Fact,
under Power of Attorney recorded
as Instrument #20121023000406690
In Probate Office of Shelby County, Alabama

Michael E. Hill
By: Michael E. Hill, Attorney in Fact,
under Power of Attorney recorded
as Instrument #20121023000406680
in Probate Office of Shelby County, AL.

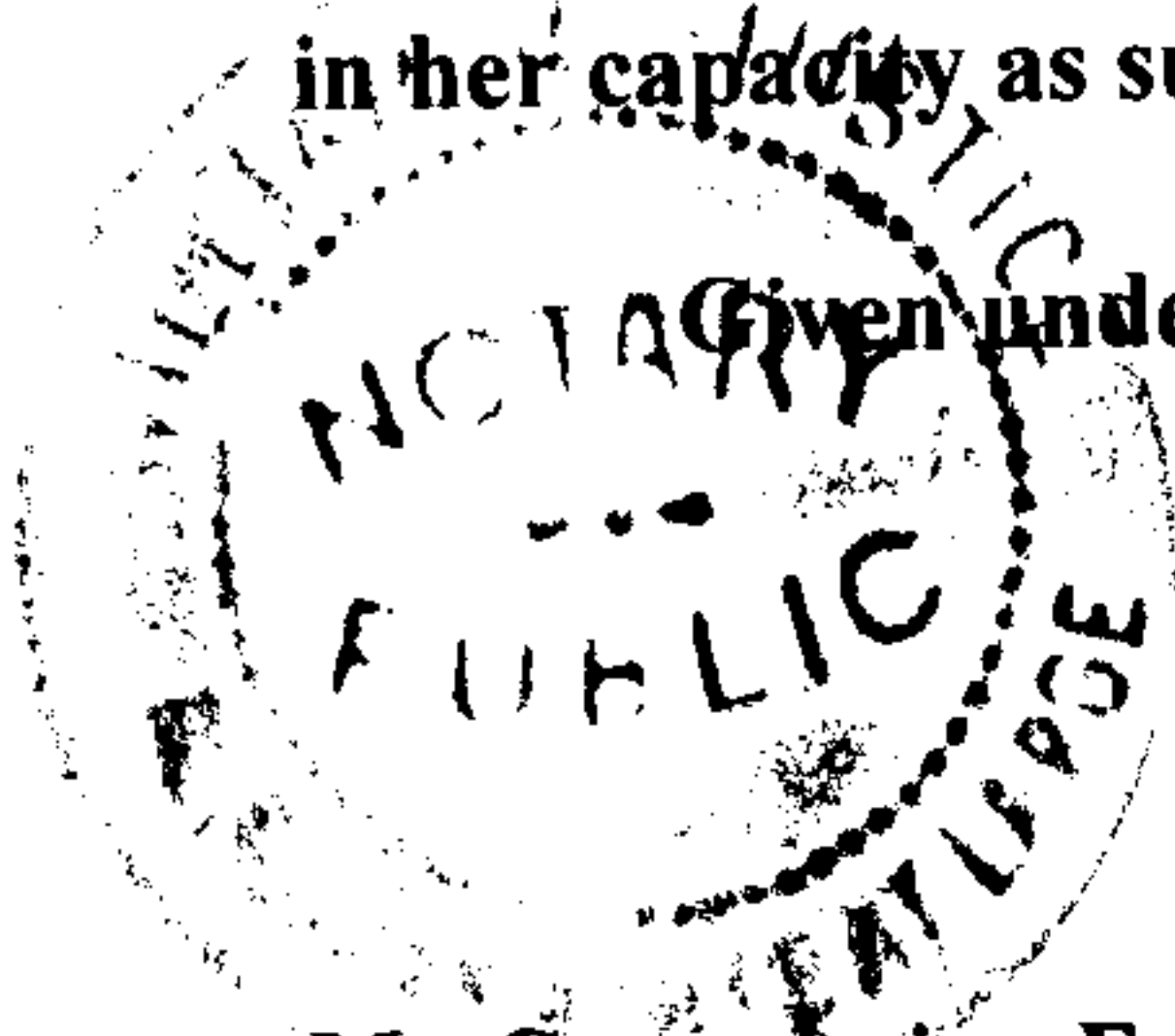
SEE ATTACHED FOR ACKNOWLEDGMENTS

Shelby County, AL 04/04/2013
State of Alabama
Deed Tax: \$130.00

20130404000139540 1/4 \$154.00
Shelby Cnty Judge of Probate, AL
04/04/2013 10:43:08 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Hill, individually and as Attorney in Fact for Nancy J. Indorf, who 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 the conveyance she executed the same voluntarily on the day the same bears date, individually and in her capacity as such Attorney in Fact.



Given under my hand and official seal this 3rd day of April, 2013.

William R. Justice
Notary Public

My Commission Expires: 9/12/15

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael E. Hill, individually and as Attorney in Fact for W. Jeff Hill, who 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 the conveyance he executed the same voluntarily on the day the same bears date, individually and in his capacity as such Attorney in Fact.

Given under my hand and official seal this 3rd day of April, 2013.



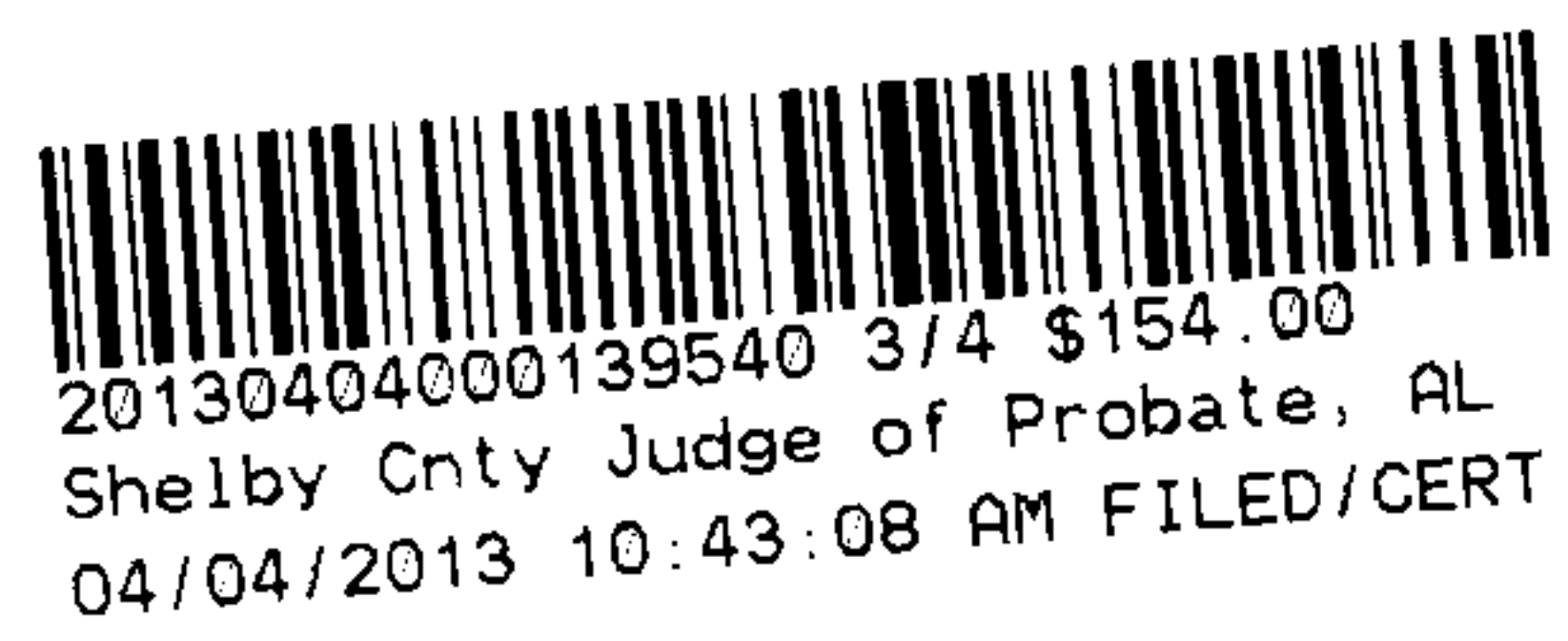
William R. Justice
Notary Public

My Commission Expires: 9/12/15

20130404000139540 2/4 \$154.00
Shelby Cnty Judge of Probate, AL
04/04/2013 10:43:08 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot No. 4 in Block "A" according to the survey and Map of Wooley's Addition to the Town of Columbiana, Alabama., said lot fronting 80 feet on the South side of Mildred Street and extending back in a southeasterly direction of uniform width a distance of 205 feet. Also, the East or easterly half of Lot No. 3 in Block "A" according to the survey and map of Wooley's Addition to the Town of Columbiana, Alabama, said lot fronting 40 feet on the South side of Mildred Street and extending in a southerly direction of uniform width a distance of 205 feet and being further described as beginning at the NW corner of Lot No. 4 in Block "A" of said Wooley's Addition to the Town of Columbiana, Alabama, and run thence South 15 degrees East along the West boundary line of said Lot No. 4 in said Block "A" a distance of 205 feet to a stob; run thence South 75 degrees 30 minutes West a distance of 40 feet to a stob; run thence North 15 degrees West a distance of 205 feet to a stob on the South margin of Mildred Street; run thence North 75 degrees 30 minutes East a distance of 40 feet to the point of beginning. All of the above described parcel or tract of land being according to the Survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, as the same now appears on file in the Office of the Judge of Probate of Shelby County, Alabama, said parcel of land being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West and situated in the Town of Columbiana, Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Heirs at Law of Elvin Hill
Mailing Address 114 Arlington Lane
Columbiana, AL 35051

Grantee's Name: John Allan Lowe & Tracy L. Griffin
Mailing Address: 101 Mildred Street
Columbiana, AL 35051

Property Address: 319 Mildred Street
Columbiana, AL 35051

Date of Sale 4-3-13

Total Purchase Price \$ 130,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other – Tax Assessor Records

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 4-3-13

X Sign Michael E. Hill
(Grantor/Grantee/Owner/Agent) circle one

Print Michael E. Hill

☐ Unattested

William R. Jantzen
(Verified by)