

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Philip Anthony Oinos, Jr. and
Hope Rogers Oinos
931 7th Ave. NW
Alabaster, AL 35007

WARRANTY DEED


20130805000317810 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
08/05/2013 02:20:51 PM FILED/CERT

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Hermon Lee Lowery and wife, Linda Davison Lowery, by and through her Attorney-in-Fact, Hermon Lee Lowery (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Philip Anthony Oinos, Jr. and Hope Rogers Oinos (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 56-A, according to a Resurvey of Lots 56, 57 and 58 of Hamlet, 7th Sector, as recorded in Map Book 9, Page 122, in the Probate Office of 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-Two Thousand Seven Hundred Thirty-Five And No/100 Dollars (\$122,735.00) 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 July 31, 2013.

Hermon Lee Lowery
Hermon Lee Lowery

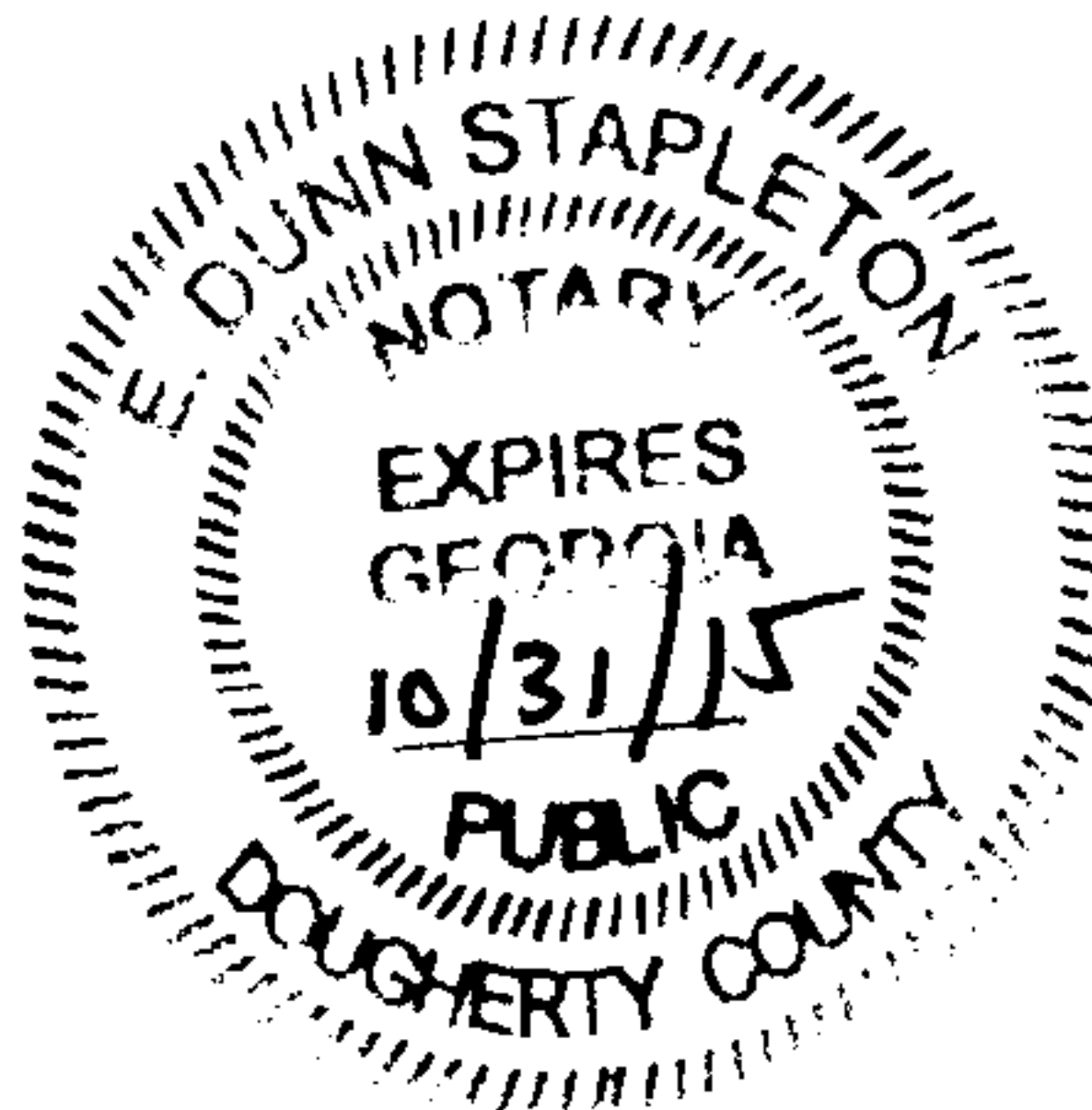
Linda Davison Lowery by Hermon Lee Lowery her Attorney-in-Fact
Linda Davison Lowery by Hermon Lee Lowery,
her Attorney-in-Fact

STATE OF Georgia)
Dougherty COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hermon Lee Lowery, individually and as Attorney-in-Fact for Linda Davison Lowery, 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 the conveyance, he executed the same on the day same bears date.

Given under my hand and official seal on the 29th day of July, 2013.

Shelby Stapleton
Notary Public
Commission Expires: 10/31/2015



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

Grantor's Name Hermon Lee Lowery and Linda Davison Lowery

Grantee's Name Philip Anthony Oinos, Jr. and Hope Rogers Oinos

Mailing Address 931 7th Ave. NW
Alabaster, AL 35007

Mailing Address 95 County Road 962
Montevallo, AL 35115

Property Address 931 7th Ave. NW
Alabaster, AL 35007

Date of Sale July 31, 2013
Total Purchase Price \$125,000.00

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 - Hermon Lee Lowery and Linda Davison Lowery, 931 7th Ave. NW, Alabaster, AL 35007.

Grantee's name and mailing address - Philip Anthony Oinos, Jr. and Hope Rogers Oinos, 95 County Road 962, Montevallo, AL 35115.

Property address - 931 7th Ave. NW, Alabaster, AL 35007

Date of Sale - July 31, 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: July 31, 2013

Sign

Agent



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