

STATE OF ALABAMA

# Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of One Hundred Twenty Five Thousand and No/100ths Dollars (\$125,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THOMAS F. LOWERY, JR. AND MICHELLE LOWERY, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **HANNAH E. DOWNEY** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 207, according to the survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

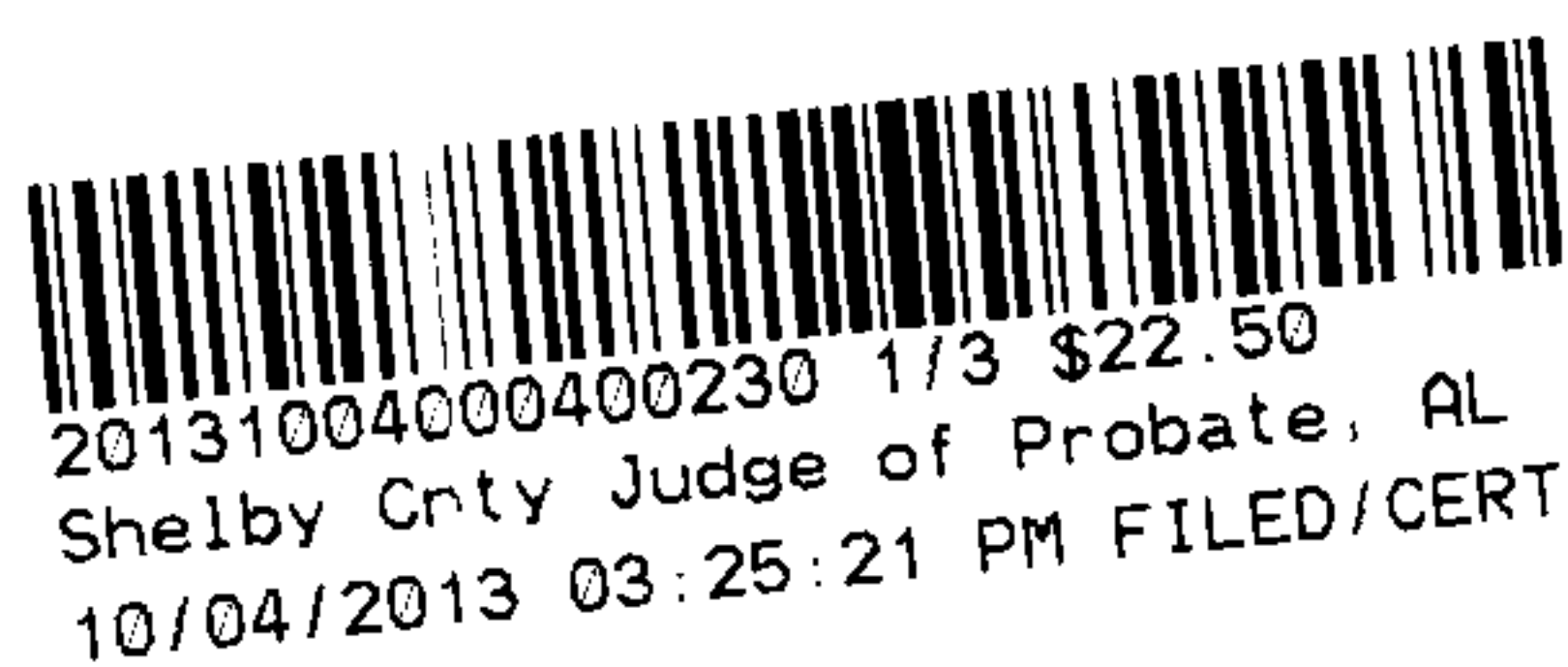
This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 15 feet reserved from Hidden Creek Parkway, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 5 feet along the rear.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1998-03074, amended in Inst. No. 1998-03075, Inst. No. 1998-03077, and Inst. No. 1998-23229, and Inst. No. 1999-1568, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 26, page 124, in the Probate Office of Shelby County, Alabama.**
5. **Easement(s) granted to Plantation Pipeline as set out in Deed Book 306, page 416, Deed Book 252, page 603, and Deed Book 229, page 535, in the Probate Office.**
6. **Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed Book 127, page 375, in the Probate Office.**
7. **Right(s)-of-Way(s) granted to Level 3 Corp., as set out in Inst. No. 2000-3182 and Inst. No. 2000-5902, in the Probate Office.**

**\$ 122,735.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

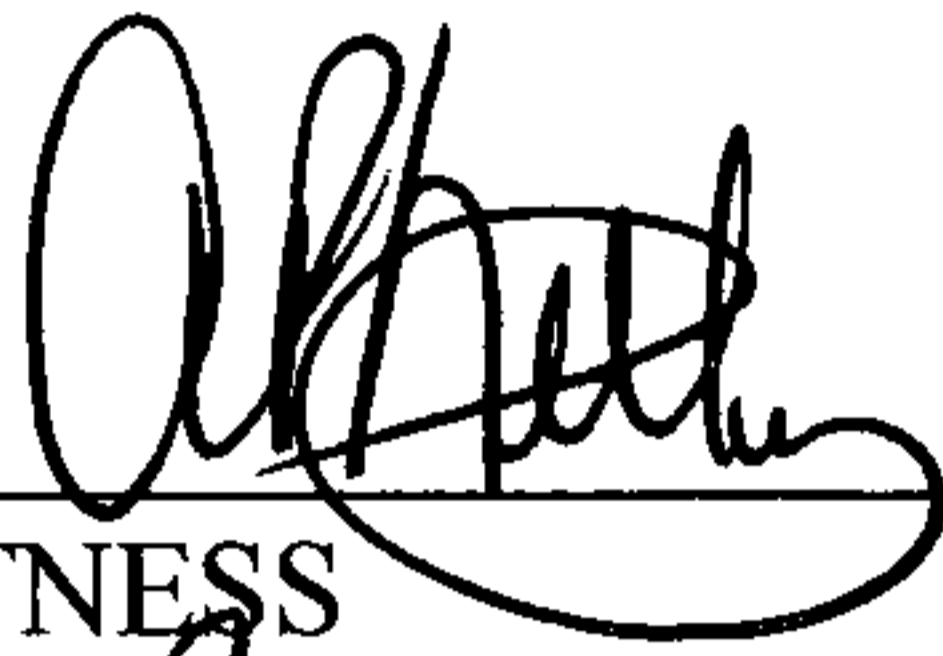
**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.


Shelby County, AL 10/04/2013  
State of Alabama  
Deed Tax: \$2.50

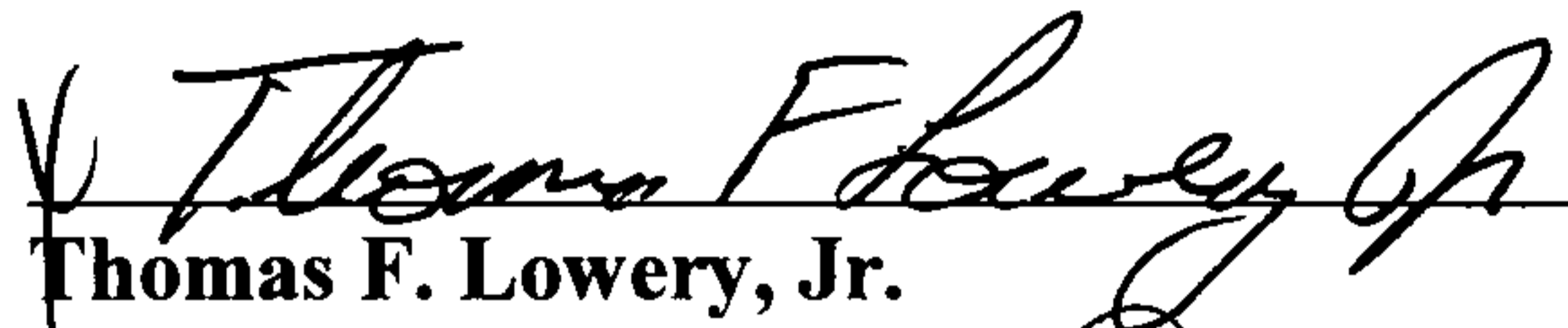


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 27th day of September, 2013.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
WITNESS

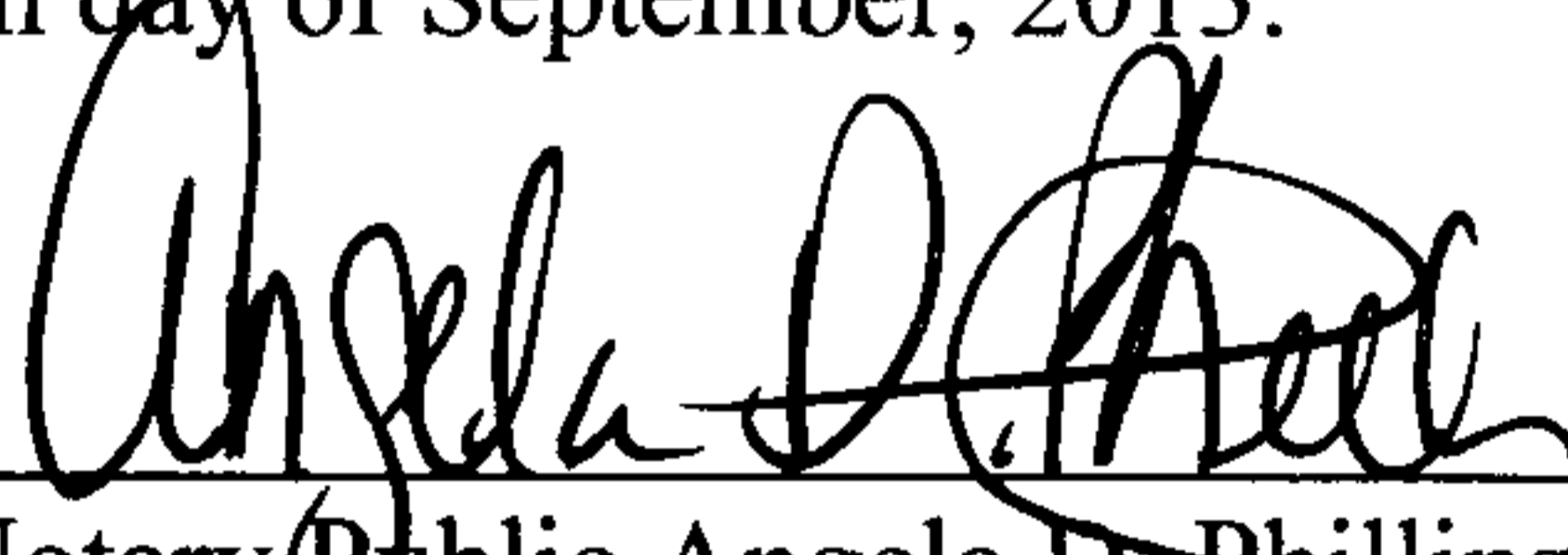
 {L.S.}  
Thomas F. Lowery, Jr.

 {L.S.}  
Michelle Lowery

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Thomas F. Lowery, Jr. and Michelle 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of September, 2013.

  
\_\_\_\_\_  
Notary Public Angela D. Phillips  
My commission expires 01/12/2016


**GRANTEE'S MAILING ADDRESS:**

Hannah E. Downey  
199 Hidden Creek Parkway  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2013-09-3533



  
20131004000400230 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
10/04/2013 03:25:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Thomas F. Lowery, Jr. and Michelle Lowery  
Mailing Address 12180 Co Rd 73  
Montevallo AL 35115

Grantor's Name Hannah E. Downey  
Mailing Address 199 Hidden Creek Parkway  
Pelham, AL 35124

Property Address 199 Hidden Creek Parkway  
Pelham, AL 35124

Date of Sale 09/27/2013  
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 evidenced: (check one) (Recordation of documentary evidence is not required)

\_\_\_ Bill of Sale \_\_\_ Appraisal  
\_\_\_ Sales Contract \_\_\_ Other  
XX 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 9/27/13

\_\_\_ Unattested

Print Thomas F. Lowery, Jr.

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



20131004000400230 3/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
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