

Send tax notice to:
Robert Lane Cowsert
105 Summer Crest
Alabaster, Alabama 35007

KNOW ALL MEN BY THESE PRESENTS

Berkeley G. Holley an unmarried woman and Michelle Holley Kidd, an unmarried woman

Robert Lane Cowser and Betty R. Cowser

Lot 34, according to the Survey of Summerbrook, Sector 5, Phase 4, as recorded in Map Book 21, Page 139, in the Probate Office of Shelby County, Alabama.

\$156,750 of the proceeds come from a mortgage recorded simultaneously herewith.

Michelle H. Kidd, attorney in fact for the Grantor, Berkeley G. Holley, affirms that she is still alive and has not revoked or modified the authority granted to her in the Durable Power of Attorney recorded herewith.

Subject to:

- (1) 2014 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record

TO HAVE AND TO HOLD unto 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 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.

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

IN WITNESS WHEREOF, we have set our hands and seals, this **25th day of April, 2014.**

Berkeley G. Holley, by her Attorney in Fact Michelle Kidd (Seal) Michelle Holley Kidd (Seal)

Berkeley G. Holley, by her Attorney in Fact,
Michelle H. Kidd

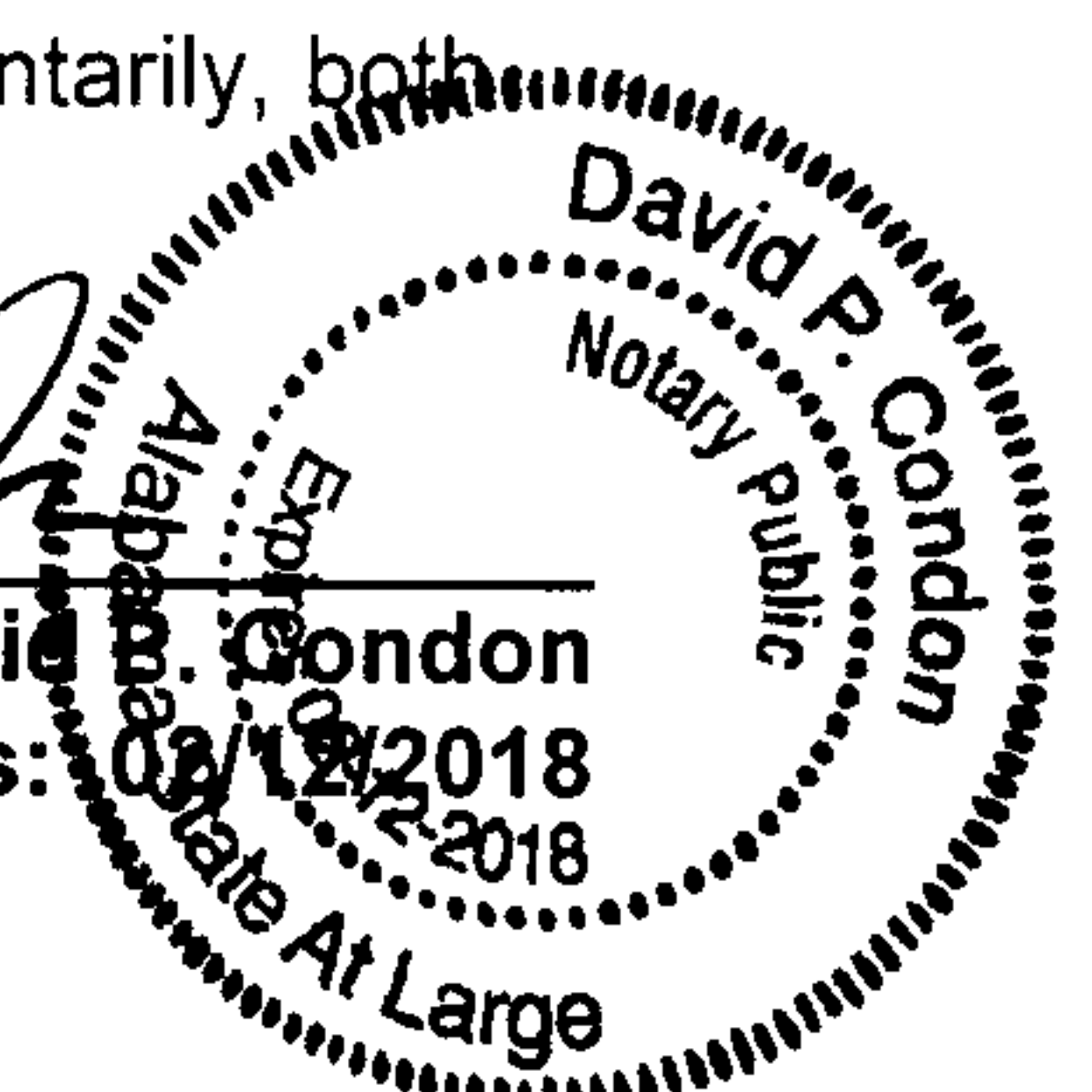
Michelle Holley Kidd

Shelby County, AL 05/23/2014
State of Alabama
Deed Tax: \$8.50

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Berkeley G. Holley, by her Attorney in Fact, Michelle H. Kidd and Michelle Holley Kidd** whose names are 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, both individually and in her capacity as Attorney in Fact, on the day the same bears date.

Given under my hand and official seal this **25th day of April, 2014**

Notary Public: David B. Gordon
My Commission Expires: 02/12/2018



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Berkeley G. Holley** Date of Sale: **April 25th, 2014**

Grantor Name: **Michelle Holley Kidd**
Mailing Address: **105 Summer Crest**
Alabaster, Alabama, 35007

Total Purchase Price: **\$165,000**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **105 Summer Crest**
Alabaster, Alabama, 35007

Grantee Name: **Robert Lane Cowser**
Grantee Name: **Betty R. Cowser**
Mailing Address: **105 Summer Crest**
Alabaster, Alabama, 35007

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 – 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 Section 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 Section 40-22-1 (h).

Date: **April 25th, 2014**

Print:

Robert Lane Cowser & Betty R. Cowser

☐ Unattested

(verified by)

Sign:

X Robert Lane Cowser Betty R. Cowser
(Grantor/Grantee/Owner/Agent) circle one

X

20140523000157200 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
05/23/2014 12:33:40 PM FILED/CERT