

THIS INSTRUMENT PREPARED BY  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Stephen D. Cowart  
P. O. Box 52  
Calera, AL 35040

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One Dollar and Love and Affection**, the Total Market Value of which is \$154,200.00, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, in hand paid to the undersigned Grantor by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,

**Stephen D. Cowart** and wife, **Betty Rylant Cowart**  
whose mailing address is P. O. Box 52, Calera, Alabama 35040

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

**Stephen D. Cowart, Betty Rylant Cowart, and Stephanie Cowart Iffland**  
whose mailing address is P. O. Box 52, Calera, Alabama 35040

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is 1860 20<sup>th</sup> Avenue, Calera, Alabama 35040, to-wit:

Lot 20, the East 35 feet of Lot 21, the West half of Lot 21, and the West half of Lot 27, according to the plat of Farris Estates prepared by A. W. Meade dated March 21, 1957, and recorded in Map Book 4, Page 13, in the Probate Records of Shelby County, Alabama.

It is the intention of Grantors to convey to Grantees herein all of the right, title, and interest which they or either of them own in Lots 20, 21, and 27, Farris Estates, Map Book 4, Page 13, in the Probate Records of Shelby County, Alabama, whether correctly described herein or not.


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** unto the said 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 the said 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

**[SIGNATURES / ACKNOWLEDGMENT ON FOLLOWING PAGE]**

Shelby County, AL 07/22/2014  
State of Alabama  
Deed Tax: \$51.50

  
20140722000225270 1/3 \$72.50  
Shelby Cnty Judge of Probate, AL  
07/22/2014 03:10:25 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22 day of July, 2014.

Stephen D. Cowart (SEAL)  
Stephen D. Cowart


Betty Rylant Cowart (SEAL)  
Betty Rylant Cowart

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephen D. Cowart** and wife, **Betty Rylant Cowart**, 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 official seal this 22 day of July, 2014.

Paula Head (SEAL)  
Notary Public

  
20140722000225270 2/3 \$72.50  
Shelby Cnty Judge of Probate, AL  
07/22/2014 03:10:25 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 Stephen D. Cowart and  
Mailing Address Betty Rylant Cowart  
P. O. Box 52  
Calera, AL 35040

Grantee's Name Stephen D. Cowart.  
Mailing Address Betty Rylant Cowart and  
Stephanie Cowart Iffland  
P. O. Box 52  
Calera, AL 35040

Property Address 1860 20th Avenue  
Calera, AL 35040

Date of Sale 07-22-2014

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 154,200.00 *1/3 value being conveyed = 51,400.*

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 Based on Total Market Value on file in the  
Office of the Shelby County Property Tax Commissioner

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 07-22-2014

Print Stephen D. Cowart

Unattested

*Paula Head*

Sign

*Stephen D. Cowart*

verified by)

(Grantor/Grantee/Agent/Notary)



20140722000225270 3/3 \$72.50  
Shelby Cnty Judge of Probate, AL  
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Form RT-1