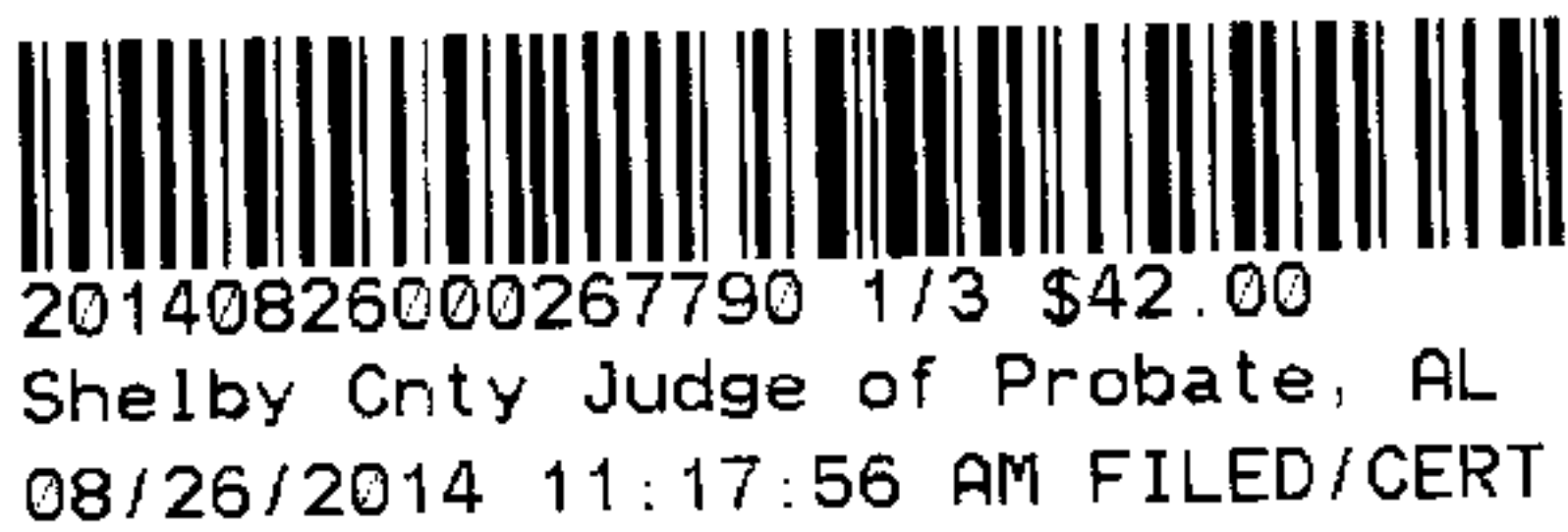


PREPARED BY:
Randolph M. Fowler
Phelps, Jenkins, Gibson & Fowler, L.L.P.
P. O. Box 020848
Tuscaloosa, Alabama 35402-0848

Lennis Caudill
18881 River Drive
Shelby AL 35143

DESCRIPTION:
Lot 23, Shelby Shores – 1969 Sector,
Map Book 5, Page 46



STATE OF ALABAMA)	Shelby County, AL 08/26/2014
	:	State of Alabama
COUNTY OF SHELBY)	Deed Tax:\$22.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty-Two Thousand and No/100 (\$22,000.00) Dollars, to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **Conrad Murphree Fowler, Jr.**, a married man, and **Randolph Mott Fowler**, a married man, herein referred to as Grantors, do grant, bargain, sell and convey unto **Lennis Caudill**, herein referred to as Grantee, all of our right, title and undivided interest in and to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 23, according to the Map of Shelby Shores, Inc. – the 1969 Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 46.

This conveyance is subject to ad valorem taxes for 2014 and subsequent years, and the easements, restrictions, rights of way and permits of record in the Probate Office of Shelby County, Alabama.

The above described real property is not the homestead of either of the Grantors or their respective wives.

The Grantors are the two sons of Conrad Murphree Fowler, Sr. and Virginia Mott Fowler, both of whom are now deceased. The Last Will and Testament of Conrad Murphree Fowler, Sr. was admitted to probate in the Probate Office of Tuscaloosa County, Alabama as Case No. 2007-40. The Last Will and Testament of Virginia Mott Fowler was admitted to probate in the Probate Office of Tuscaloosa County, Alabama as Case No. 2008-1374. The real property described hereinabove was devised to the Grantors in this deed by the terms and provisions of the Last Wills of Conrad Murphree Fowler, Sr. and Virginia Mott Fowler, both of whom are now deceased.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the Grantee, his heirs or assigns forever. And said Grantors do for themselves and for their heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same aforesaid, and that they will, and their heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 26th day of August, 2014.

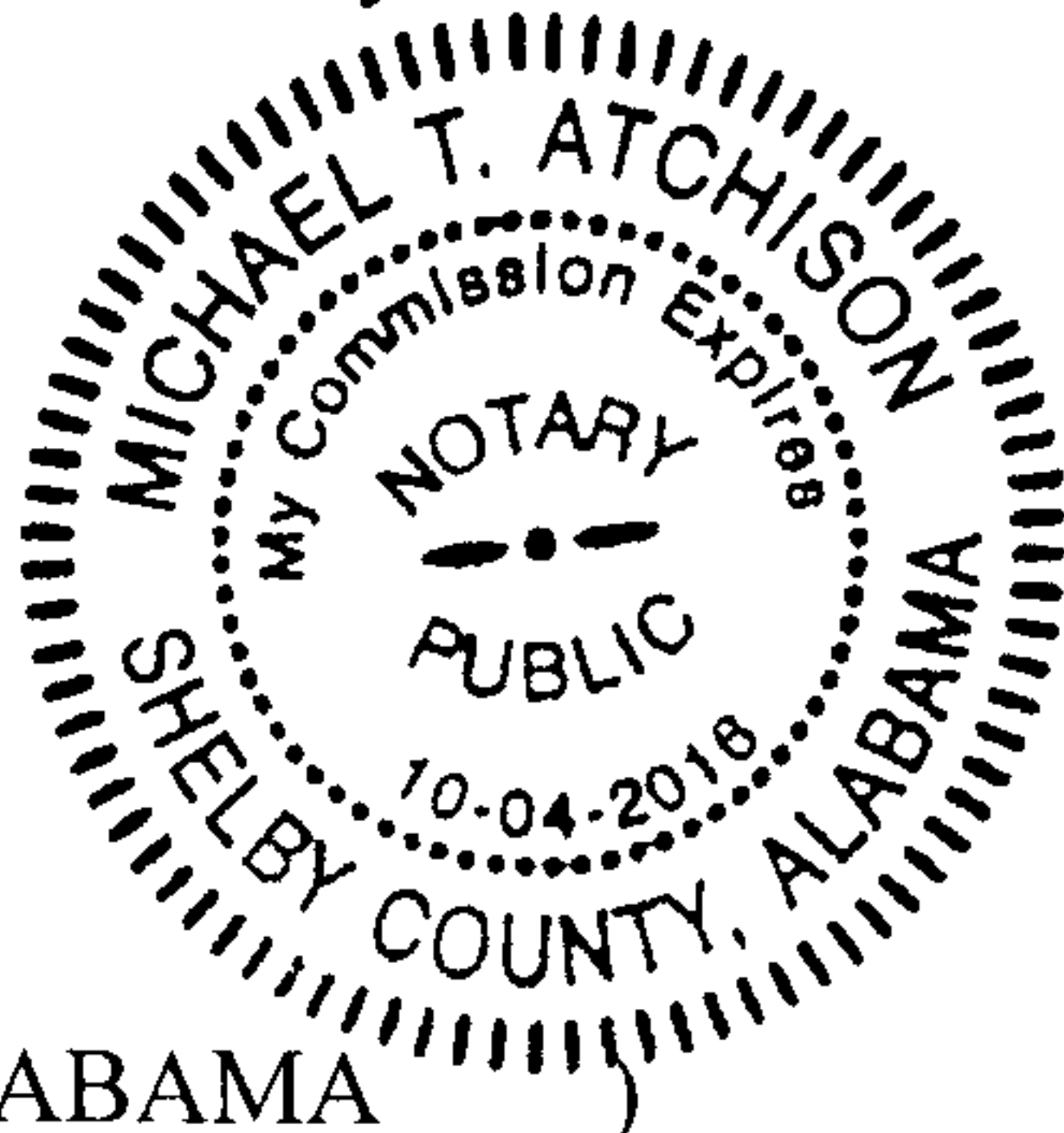
Conrad Murphree Fowler Jr.
Conrad Murphree Fowler, Jr.

Randolph Mott Fowler
Randolph Mott Fowler

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Conrad Murphree Fowler, Jr.**, a married man, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 26th day of August, 2014.



Michael T. Atchison
Notary Public in and for the
State of Alabama at Large

My Commission Expires: _____

STATE OF ALABAMA)
 :
TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Randolph Mott Fowler**, a married man, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 11th day of August, 2014.

Cathy J. Mills
Notary Public in and for the
State of Alabama at Large

My Commission Expires: 10/30/16

Send Tax Notices:

Real Estate Sales Validation Form

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

Grantor's Name Randolph M. Fowler
Mailing Address P.O. Box 020848
Tuscaloosa AL 35402

Grantee's Name Lennis Condit
Mailing Address 18881 River Dr
Shelby AL 35143

Property Address Lot 23 Shelby Shores
18881 River Dr
Shelby AL 35143

Date of Sale 8-26-14

Total Purchase Price \$ 22,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20140826000267790 3/3 \$42.00
Shelby Cnty Judge of Probate, AL
08/26/2014 11:17:56 AM FILED/CERT

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

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 8-26-14

Print M. T. Fitchison

Unattested

Sign M. T. Fitchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one