

This instrument was prepared by:
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Gilbert M. Sullivan, Jr. PC
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Birmingham, Alabama 35216
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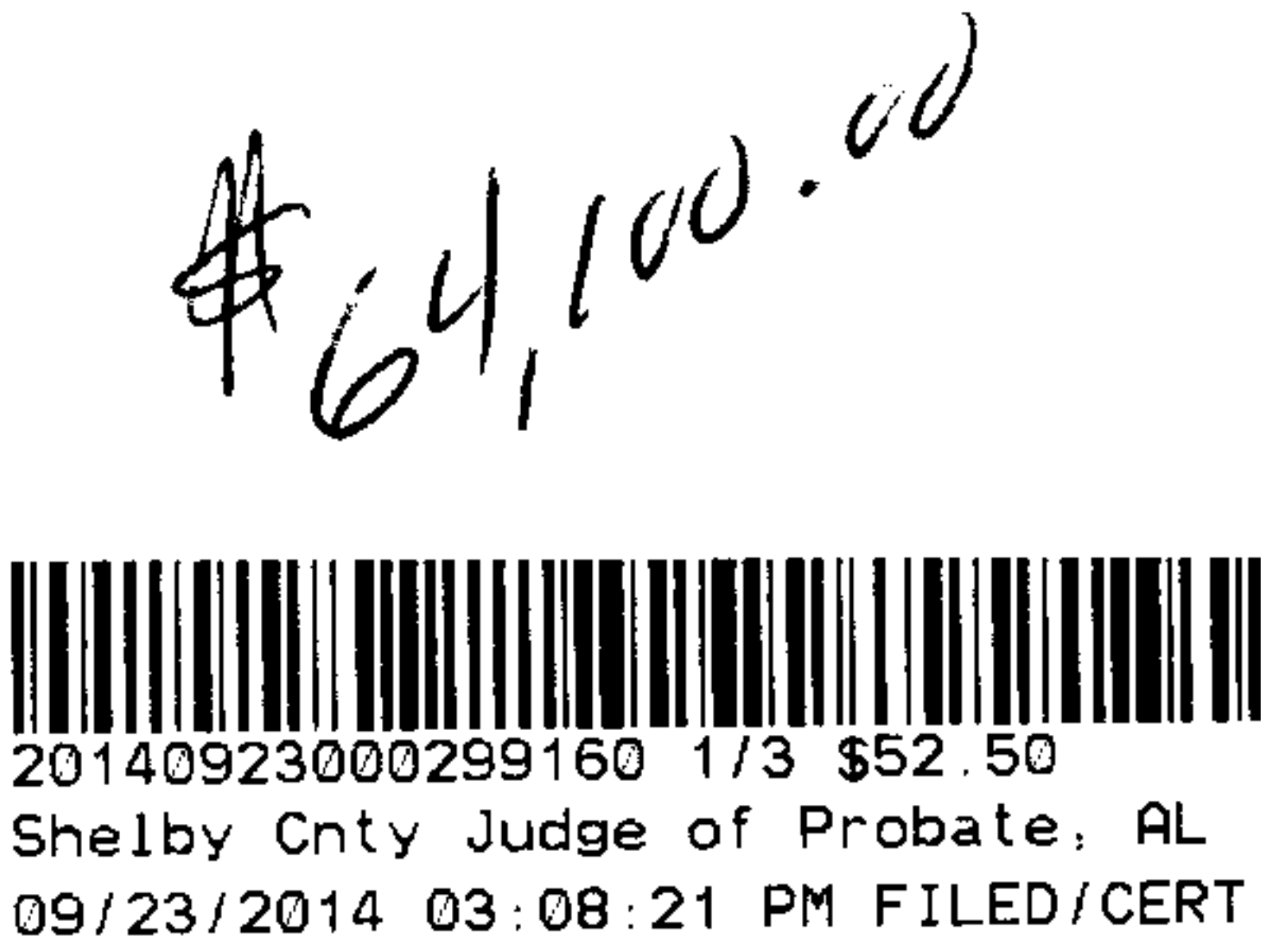
SEND TAX NOTICE TO GRANTEE:

**Peggie J. Higgins
Donald E. Lowery
2690 16th Street
Calera, AL 35040**

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of **\$10.00 (Ten and no/100 dollars)** and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **PEGGIE KILLINGSWORTH, a married woman**, (herein referred to as "Grantor," whether one or more), hereby remise, convey and forever transfer unto **PEGGIE J. HIGGINS and DONALD E. LOWERY, as joint tenants with rights of survivorship** (herein referred to as "Grantee," whether one or more), all of her rights, title and interests in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 9 and 10 in Block 267, according to J.H. Dunstan’s Map and Survey of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, permits, mortgages, set-back lines, rights of ways or limitations, if any, of record.

Subject to unpaid ad valorem taxes for the current tax year

Peggie Killingsworth is one and the same person as Peggie J. Higgins

This property is not homestead of PEGGIE KILLINGSWORTH, a married woman.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of August, 2014.

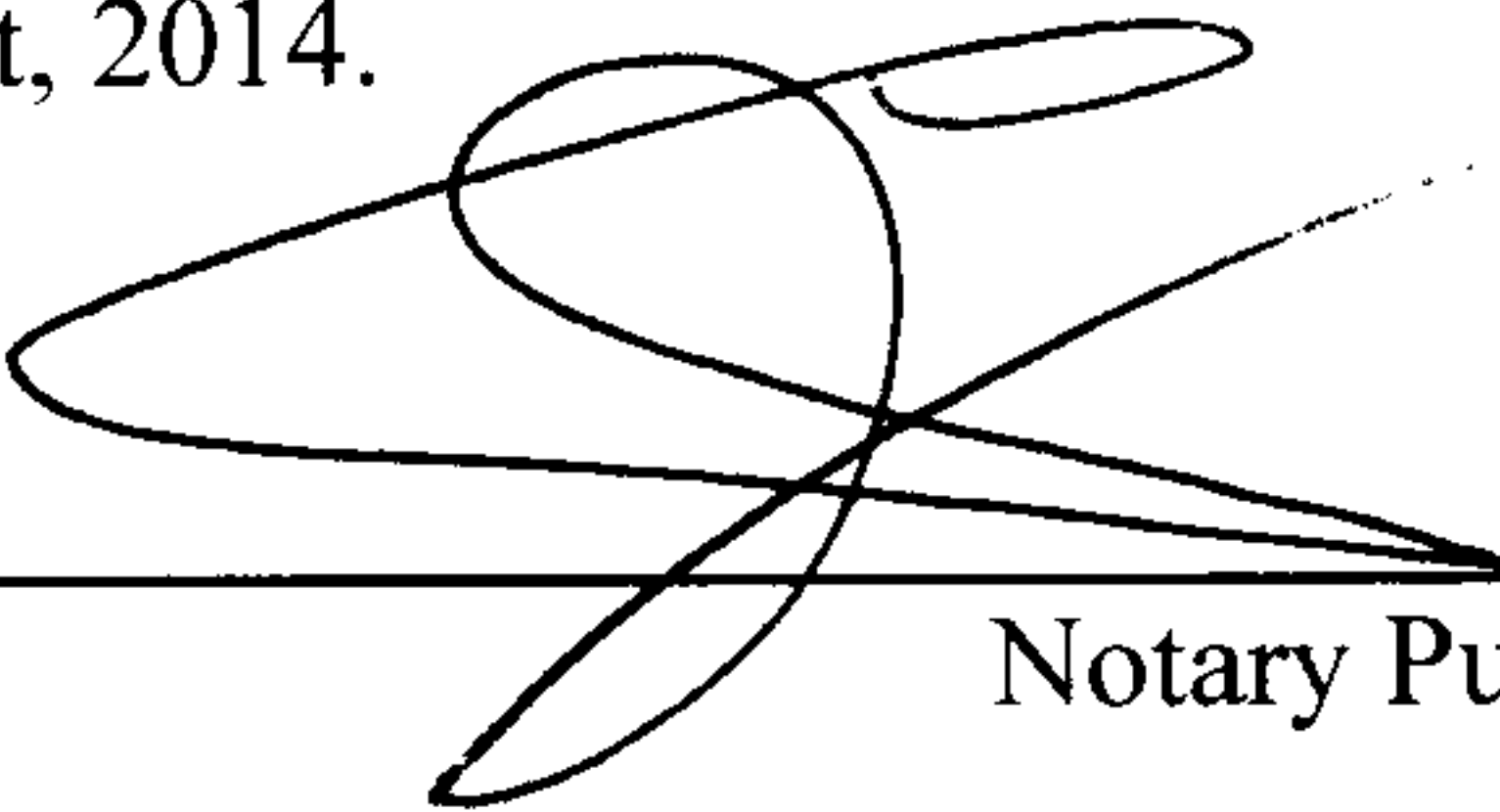
 (SEAL)
PEGGIE KILLINGSWORTH

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

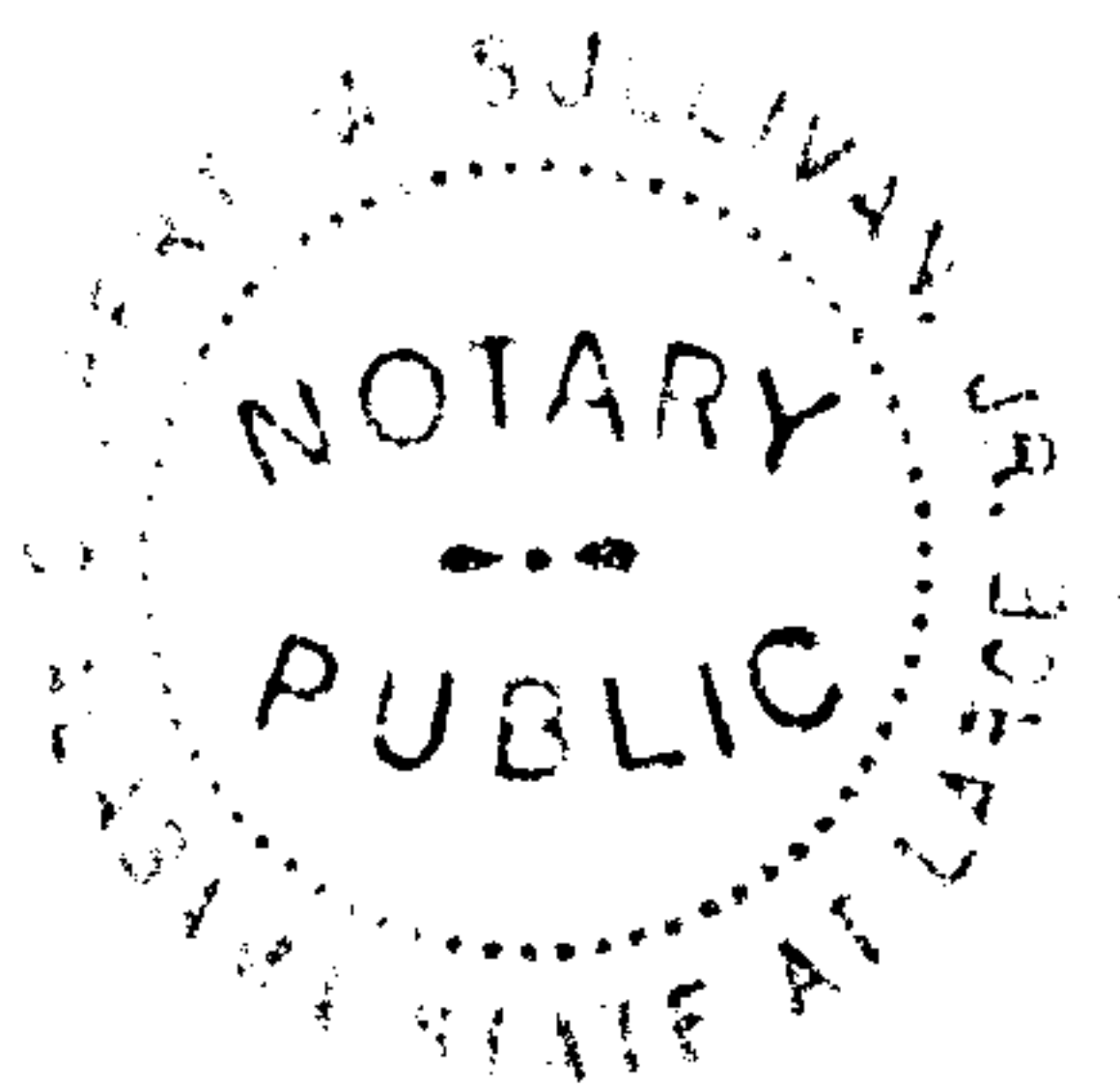
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **PEGGIE KILLINGSWORTH, a married woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, 2014.



Notary Public

GILBERT M. SULLIVAN, JR.
Notary Pub.
State of Alabama
MY COMMISSION EXPIRES: JAN 25, 2017



Real Estate Sales Validation Form

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

Grantor's Name PEGGIE KILLINGSWORTH
Mailing Address 2690 16th ST.
CALEBA, AL 35040

Grantee's Name PEGGIE J HIGGINS
Mailing Address DONALD E. LOWERY
2690 16th ST.
CALEBA, AL 35040

Property Address _____

Date of Sale 8/7/14

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 64,100 / 1/2 value 32,050



20140923000299160 3/3 \$52.50
Shelby Cnty Judge of Probate, AL
09/23/2014 03:08:21 PM 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 TAX ASSESSOR'S VALUATION

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 8/7/14

Print PEGGIE KILLINGSWORTH

Unattested _____

Sign _____

(verified by)

Peggie Killingsworth
(Grantor/Grantee/Owner/Agent) circle one