



20141222000400460 1/3 \$25.00
 Shelby Cnty Judge of Probate, AL
 12/22/2014 10:48:28 AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jean F. Lowe
319 Mildred Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Allan Lowe, a married man and Tracy L. Griffin, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jean F. Lowe, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

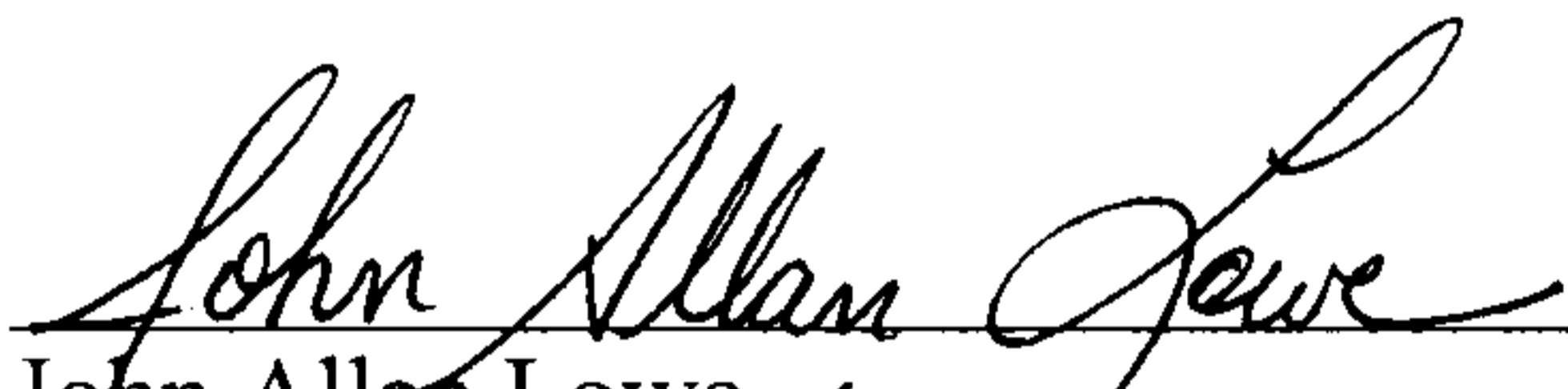
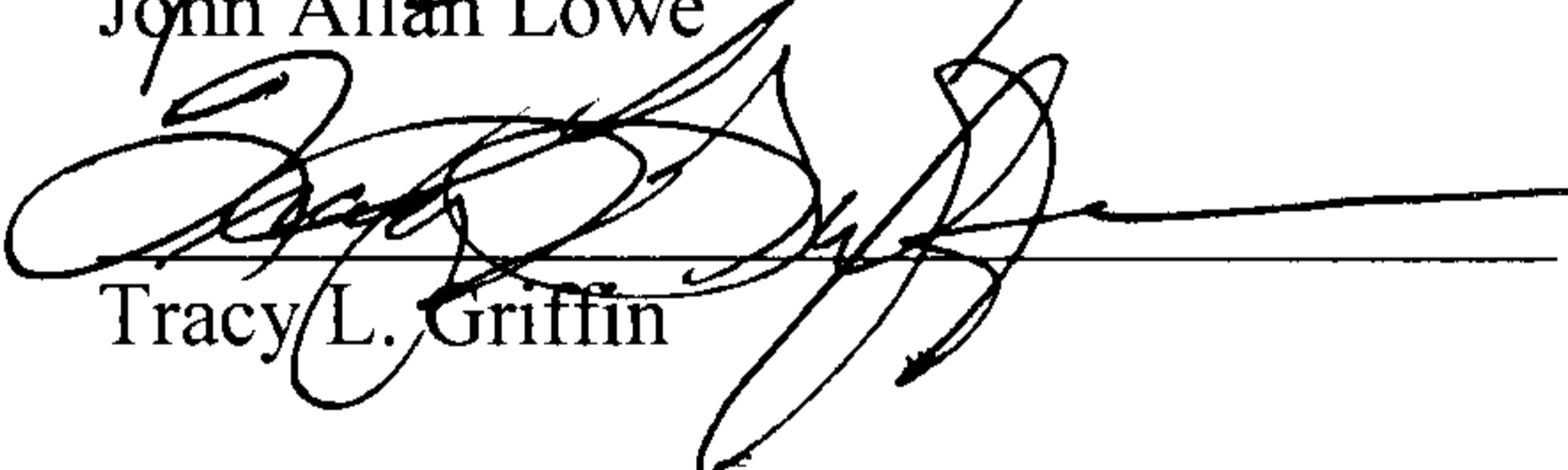
Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

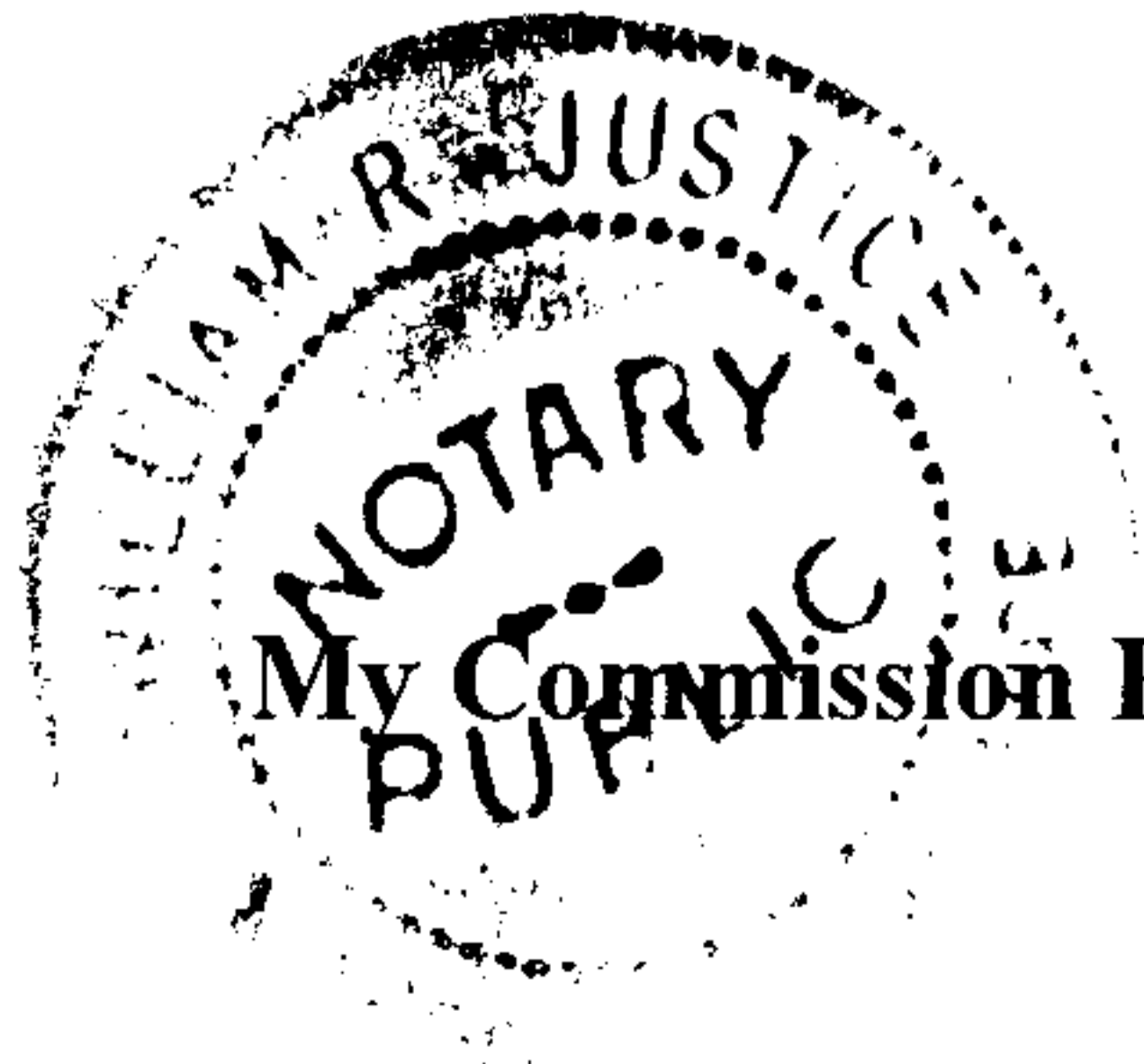
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of April, 2013.

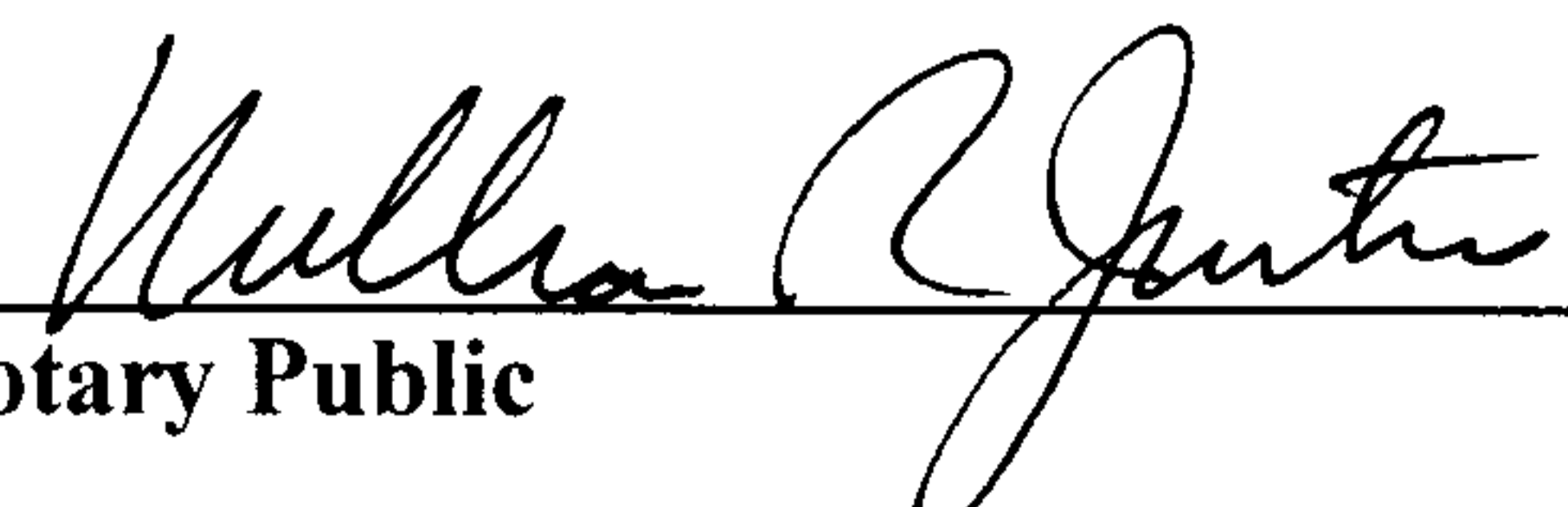

 John Allan Lowe

 Tracy L. Griffin

STATE OF ALABAMA
 SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Allan Lowe and Tracy L. Griffin, who 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 3rd day of April, 2013.




 Notary Public

Shelby County, AL 12/22/2014
 State of Alabama
 Deed Tax: \$5.00

20141222000400460 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION

Lot No. 4 in Block "A" according to the survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, said lot fronting 80 feet on the South side of Mildred Street and extending back in a southeasterly direction of uniform width a distance of 205 feet. Also, the East or easterly half of Lot No. 3 in Block "A" according to the survey and map of Wooley's Addition to the Town of Columbiana, Alabama, said lot fronting 40 feet on the South side of Mildred Street and extending in a southerly direction of uniform width a distance of 205 feet and being further described as beginning at the NW corner of Lot No. 4 in Block "A" of said Wooley's Addition to the Town of Columbiana, Alabama, and run thence South 15 degrees East along the West boundary line of said Lot No. 4 in said Block "A" a distance of 205 feet to a stob; run thence South 75 degrees 30 minutes West a distance of 40 feet to a stob; run thence North 15 degrees West a distance of 205 feet to a stob on the South margin of Mildred Street; run thence North 75 degrees 30 minutes East a distance of 40 feet to the point of beginning. All of the above described parcel or tract of land being according to the Survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, as the same now appears on file in the Office of the Judge of Probate of Shelby County, Alabama, said parcel of land being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West and situated in the Town of Columbiana, Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : John Allan Lowe & Tracy L. Griffin
Mailing Address 307 Mildred Street
Columbiana, AL 35051

Grantee's Name: Jean F. Lowe
Mailing Address: 319 Mildred Street
Columbiana, AL 35051

Property Address: 319 Mildred Street
Columbiana, AL 35051

Date of Sale April 3, 2013
Total Purchase Price \$ 5,000.00


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 evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other -


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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 12/22/14

Sign Jean F. Lowe
(Grantor/Grantee/Owner/Agent) circle one

Print JEAN F. LOWE

☐ Unattested

(Verified by)