

File No.: 15012

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	Dustin Owens and Sara Owens	Eric Pitts, W. Eric Pitts, L.L.C. 1109 1st
COUNTY OF SHELBY)	597 New Hope Mountain Road	Street South, Alabaster, AL 35007. No title
		Pelham, AL 35124	opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Elma L. Dobbs, an unmarried woman (hereinafter "GRANTOR"), for and in consideration of the sum of \$210,000.00, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Dustin Owens and Sara Owens (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 5, Block 1, according to the Resurvey of Lot 5, Block 1 Indian Wood Forest, First Sector, as recorded in Map Book 7, Page 102, in the Probate Office of Shelby County, Alabama.

\$199,500.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

Elma L. Dobbs is the surviving Grantee of deed recorded in Book 316, Page 340. Mell James Dobbs having died on or about November 18, 2004.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).


TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on September 25, 2015

Elma L. Dobbs by Donna D. Wilson
as her Attorney in Fact

Elma L. Dobbs by Donna D. Wilson as her
Attorney in Fact


20151001000344150 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
10/01/2015 01:49:05 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Donna D. Wilson, whose name(s) is/are signed to the foregoing instrument as Attorney in Fact for Elma L. Dobbs, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said conveyance, he/she/they executed the same voluntarily and as such Attorney in Fact on behalf of said principal, Elma L. Dobbs, and acting with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on September 25, 2015.

Donna D. Wilson

NOTARY PUBLIC

15 Aug 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 Elma L. Dobbs
Mailing Address _____
597 New Hope Mountain Road
Pelham, AL 35124

Grantee's Name Dustin Owens and Sara Owens
Mailing Address 597 New Hope Mountain Road
Pelham, AL 35124

Property Address 597 New Hope Mountain Road
Pelham, AL 35124

Date of Sale September 25, 2015

Total Purchase Price \$ 210,000.00

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

☐ 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 § 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 September 25, 2015

Print W Eric Pitts

☐ Unattested

Sign W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20151001000344150 2/2 \$27.50
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