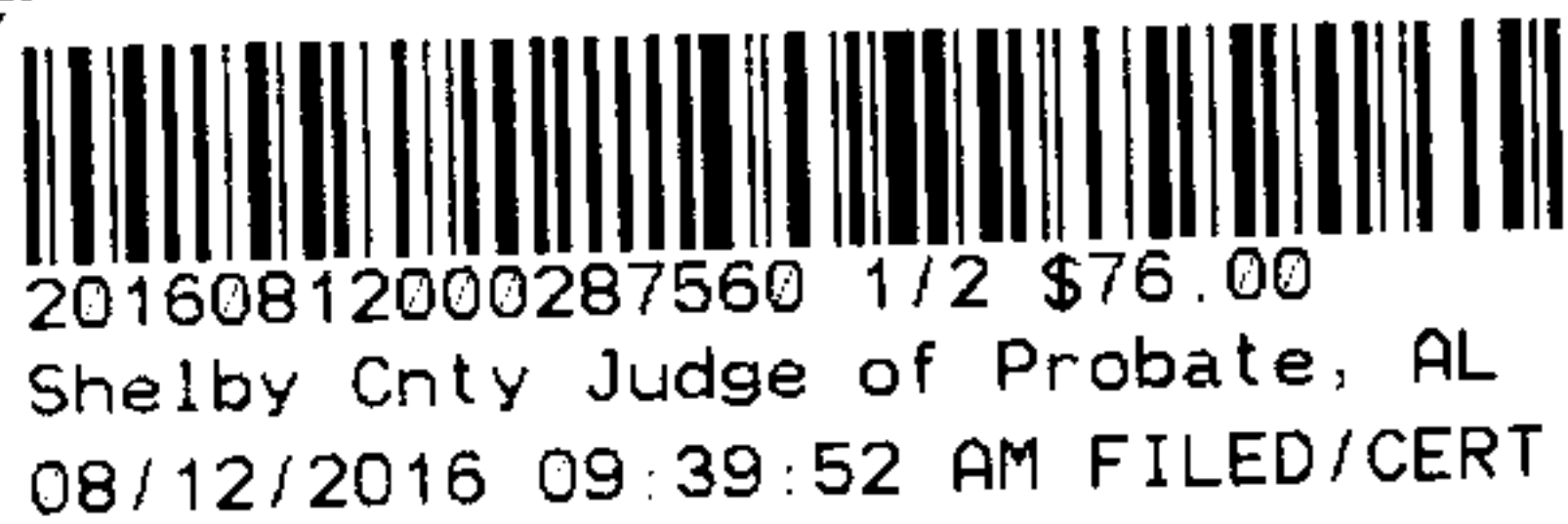


WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY SEVEN THOUSAND EIGHT HUNDRED AND NO/00 DOLLARS (\$57,800.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard K. Lowery and wife Patsy Ann Lowery (herein referred to as grantor)** grant, bargain , sell and convey unto, **Richard K. Lowery and Patsy Ann Lowery (herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Commence at the NE corner of Section 31, Township 21 South, Range 1 East; thence run Westerly along the north line thereof for 820.47 feet to the southwesterly R/W of Shelby County Highway 28; thence 139 degrees 6 minutes 0 seconds left run southeasterly along said R/W for 701.30 feet to the point of beginning; thence continue along the last described course for 225.04 feet; thence 90 degrees 55 minutes 0 seconds right run southwesterly for 435.89 feet; thence 92 degrees 6 minutes 16 seconds right run northwesterly for 225.16 feet; thence 87 degrees 53 minutes 40 seconds right run northeasterly for 424.02 feet to the point of beginning. According to the survey of Thomas E. Simmons, dated November 12, 1998. Situated in Shelby County, Alabama.*

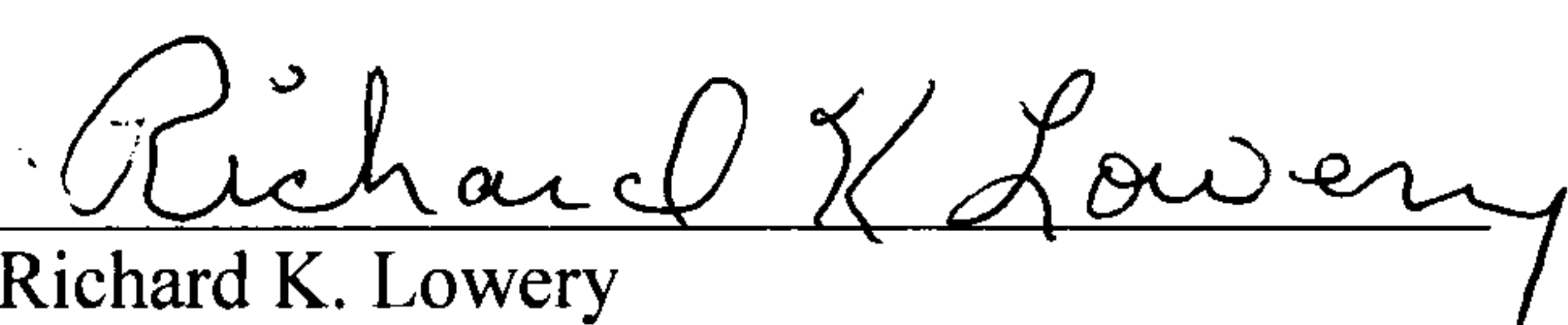
Subject to all easements, restrictions and rights-of-way of record.

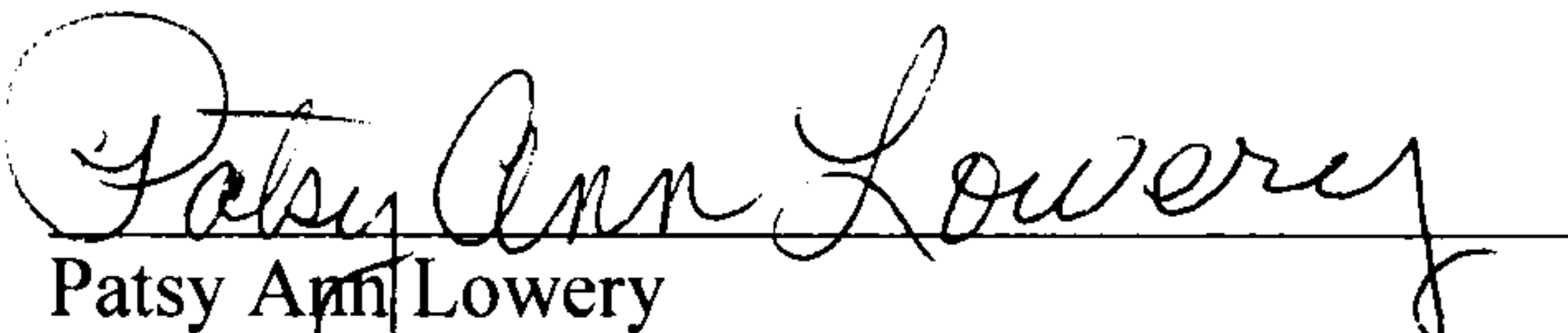
Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

**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 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 24<sup>th</sup> day of July, 2016.

  
Richard K. Lowery

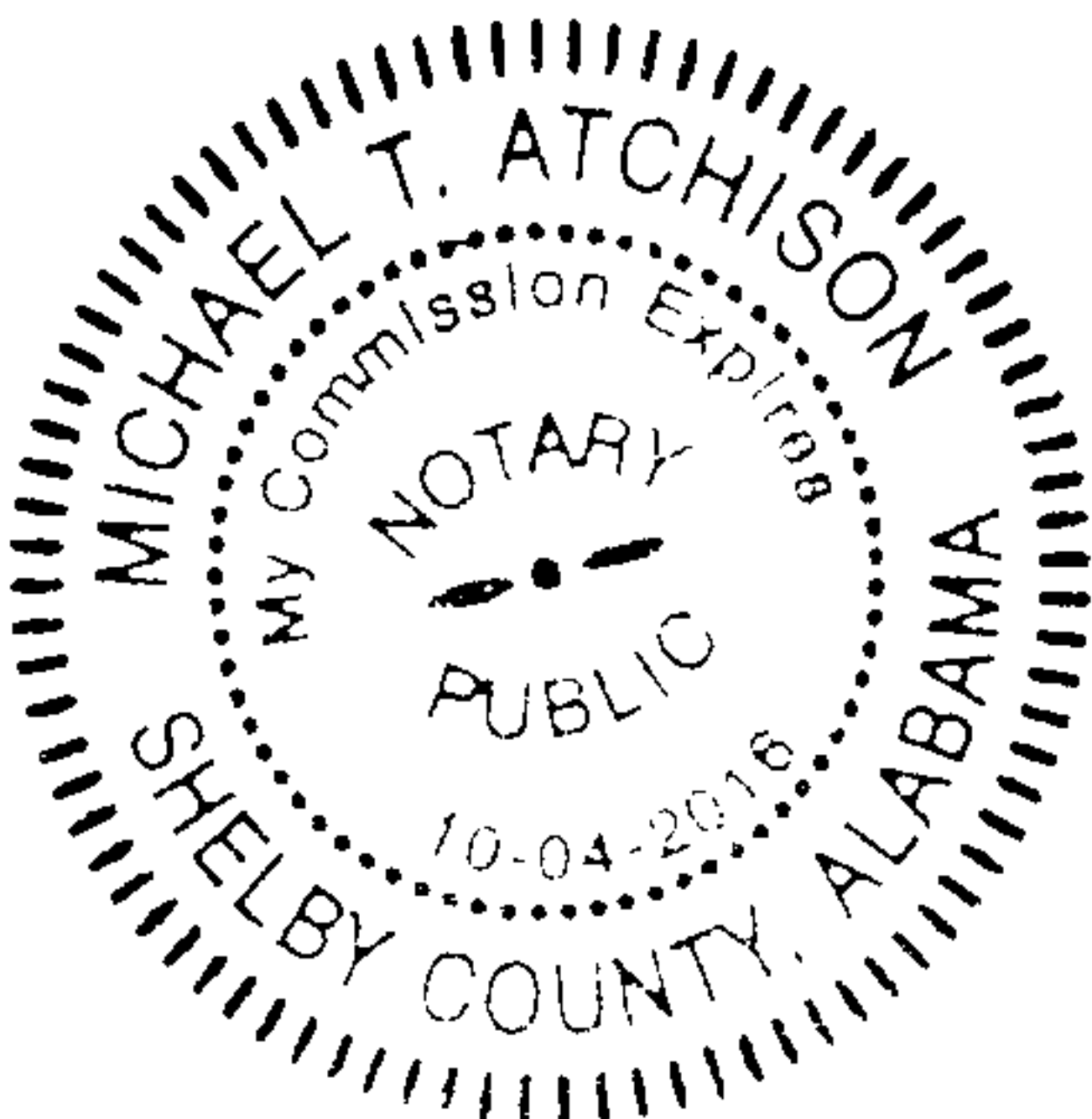
  
Patsy Ann Lowery


STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Richard K. Lowery and Patsy Ann Lowery**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of July, 2016.

Shelby County, AL 08/12/2016  
State of Alabama  
Deed Tax: \$58.00



  
Notary Public  
My Commission Expires: 10-4-16



Real Estate Sales Validation Form

20160812000287560 2/2 \$76.00  
Shelby Cnty Judge of Probate, AL  
08/12/2016 09:39:52 AM FILED/CERT

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

Grantor's Name Richard K. Lowery  
Mailing Address Patsy Ann Lowery  
51 Walden Road  
Columbiana, AL 35051

Grantee's Name Richard K. Lowery  
Mailing Address Patsy Ann Lowery  
51 Walden Road  
Columbiana, AL 35051

Property Address 51 Walden Road  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 57,800.00

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  
1/2 tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

Unattested \_\_\_\_\_  
(verified by)

Print Richard K. Lowery

Sign Richard K. Lowery  
(Grantor/Grantee/Owner/Agent) circle one