



20161006000369130 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
10/06/2016 02:58:57 PM FILED/CERT

Send tax notice to:
William E. Gowers & Margaret G. Gowers
142 Barnsley Street
Wilsonville, AL 35186
PEL1600357

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20160920000343450
09/20/2016 01:40:23 PM
DEEDS 1/3

WARRANTY DEED

Shelby County, AL 10/06/2016
State of Alabama
Deed Tax: \$150.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **JW Carrol and Velma Carrol, Husband and Wife, whose mailing address is: 110 Magnolia Estates St., Alexander City, AL 35010** (hereinafter referred to as "Grantors"), by **William E. Gowers and Margaret G. Gowers** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Survey of a Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Page 75A and 75B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

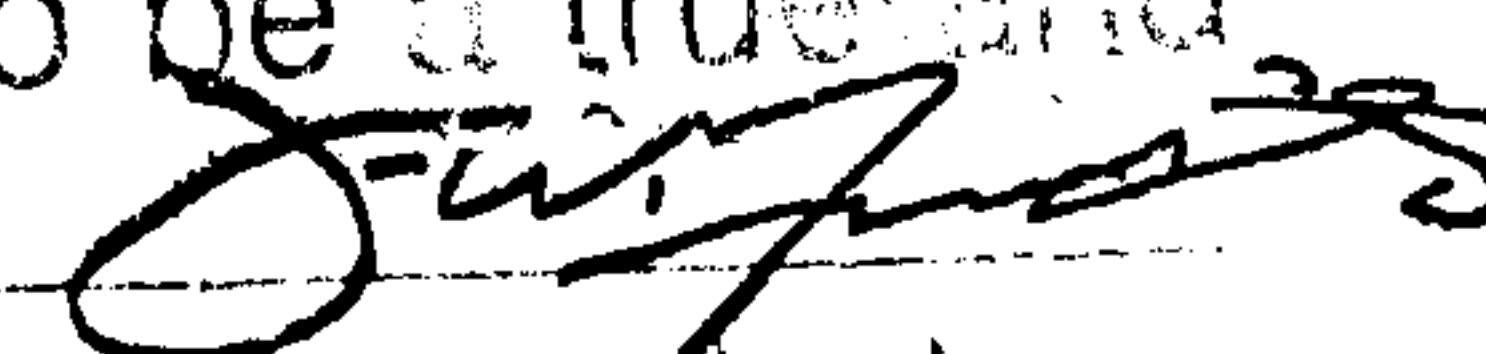
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

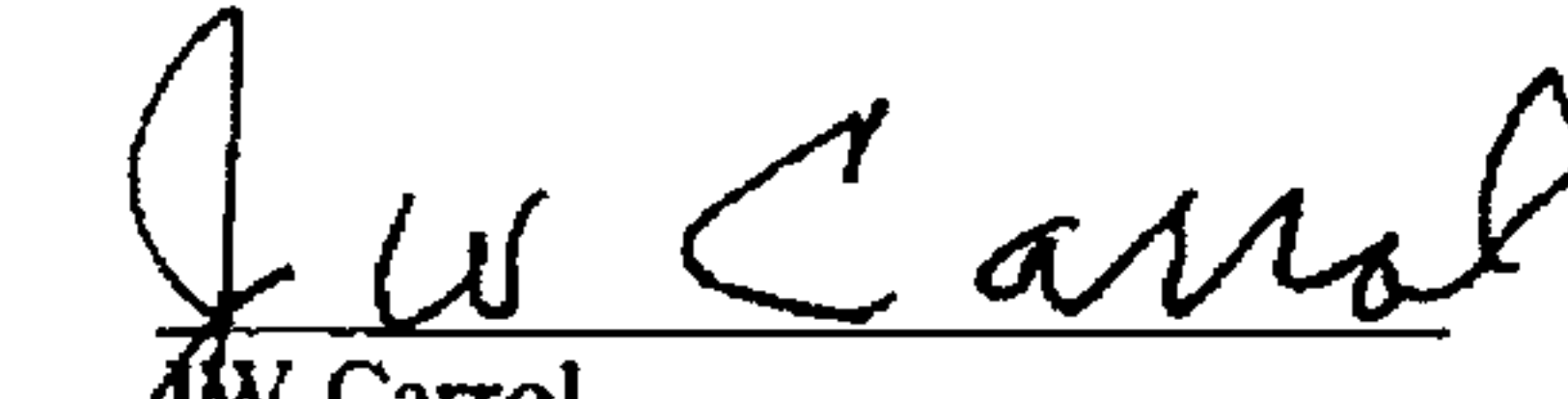
\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

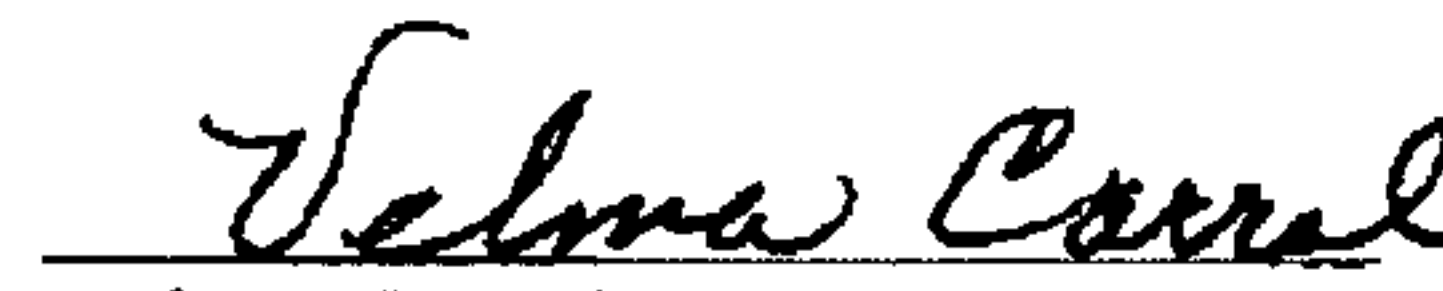
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

I certify this to be a true and
correct copy 
10/6/16 Probate Judge
3 ppg Shelby County

IN WITNESS WHEREOF, Grantors JW Carrol and Velma Carrol have hereunto set their signatures and seals on September 19, 2016.


JW Carrol

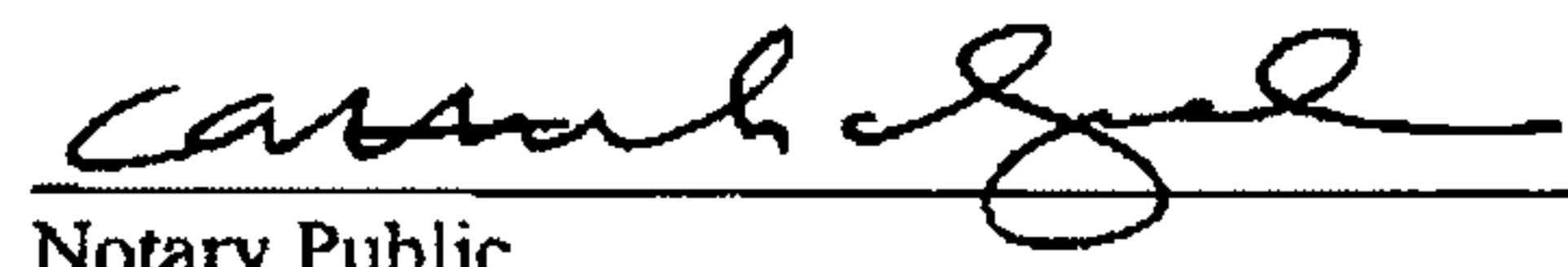

Velma Carrol

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JW Carrol and Velma Carrol, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of September, 2016.

(NOTARIAL SEAL)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019




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Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressJW Carroll
Velma Carroll
1112 Magnolia Estates St
Alexander City AL 35010Grantee's Name
Mailing AddressWilliam E. Gowers
Margaret Gowers
142 Barnsley St
Wilsonville AL 35186

Property Address

142 Barnsley St
Wilsonville AL 35186

Date of Sale

9/19/16

Total Purchase Price \$

350,000

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

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 9/19/16

Print

Caitlyn Graham

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/20/2016 01:40:23 PM
\$71.00 CHERRY
2016092000034345020161006000369130 3/3 \$150.00
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