

**WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS. That, in consideration of \$130,000, the undersigned Grantors, Tyrone and Chandra Quarles, Husband and Wife in hand paid by Grantees named herein, the receipt of which is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Robert R and Glenda H Lott (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Address of Property: 4829 Southlake Parkway
Birmingham, Alabama 35244

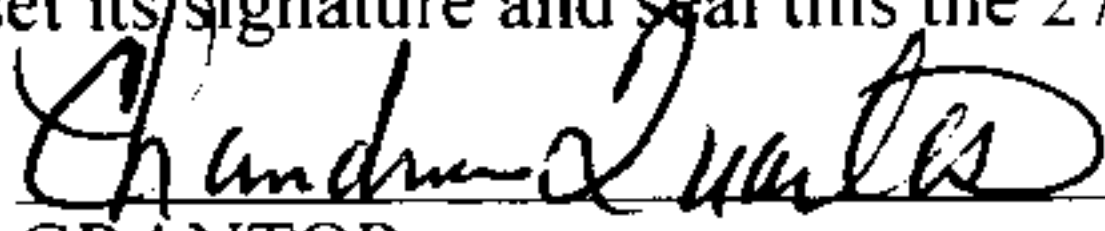
Described property was not homestead of Grantors. This property is vacant land.

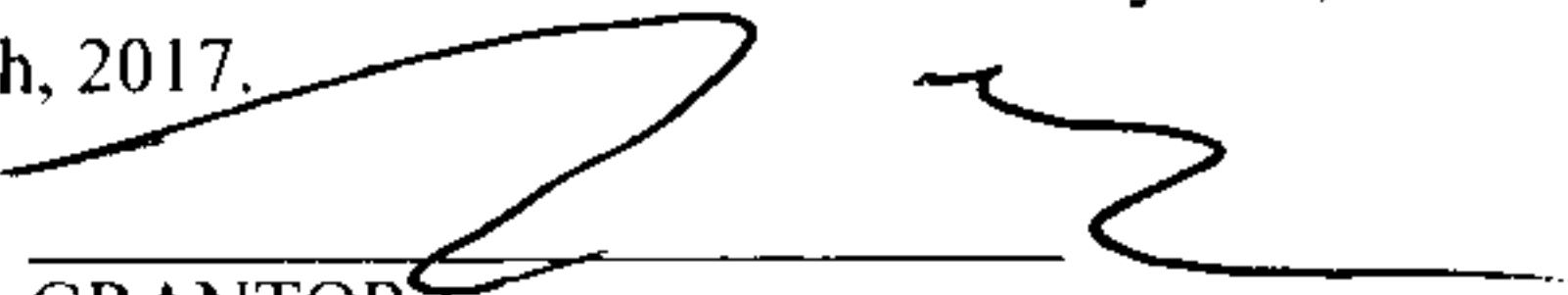
Subject to taxes for year 2017 and subsequent years, easements, restrictions, reservations, covenants, right of way, limitations, and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, 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 heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantors do for themselves, their successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all circumstances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, has hereto set its signature and seal this the 27th day of March, 2017.

By:


GRANTOR

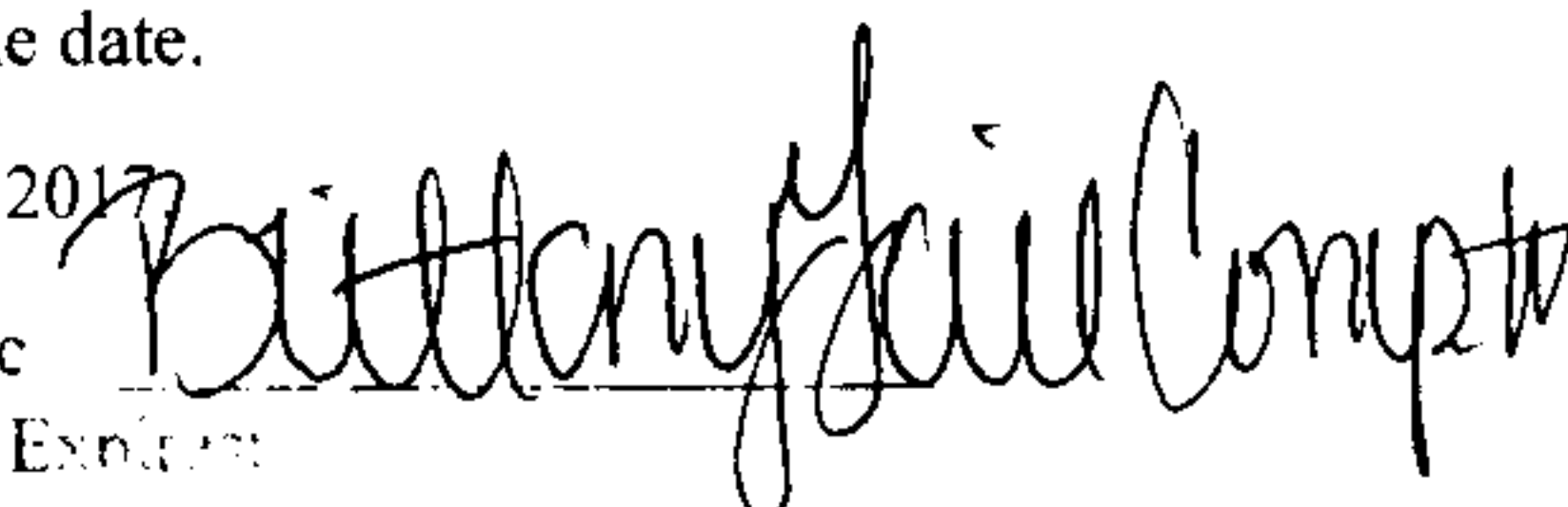

GRANTOR

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for Shelby County in said state, hereby certify that Tyrone and Chandra Quarles, Husband and Wife, whose names 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 hereby executed the same voluntarily on the same date.

Given under my hand and official seal this 27th day of March, 2017

Notary Public
Commission Expires:



MY COMMISSION EXPIRES OCTOBER 11, 2017

PREPARED BY
TYRONE QUARLES
101 Seams Way Dr.
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Tyrone Quarles
Mailing Address 101 SEAMS WAY DR.
ALABASTER, AL 35007

Grantee's Name Robert Lott
Mailing Address 1036 SOUTHLAKE
COVE
HOOVER, AL 35244

Property Address 4829 Southlake Pkwy
B'ham AL 35244

Date of Sale 3/27/17
Total Purchase Price \$ 130,000


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


20170419000131850 2/2 \$148.00
Shelby Cnty Judge of Probate, AL
04/19/2017 08:01:47 AM FILED/CERT

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 4/19/17

Print ROBERT R. LOTT

Sign Robert R. Lott
(Grantor/Grantee/Owner/Agent) circle one

Unattested

~~PREPARED~~ BY: (verified by)
[Signature]

Form RT-1