

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

Send Tax Notice To: Patsy Callahan  
1044 Barkley Drive  
Hoover, AL 35242

File No.: 2017137

## WARRANTY DEED

20170508000159790 1/5 \$325.50  
Shelby Cnty Judge of Probate, AL  
05/08/2017 02:45:32 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Seven Thousand Five Hundred Dollars and No Cents (\$287,500.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joseph Allen Lowman, III, Sid Collier Lowman, Claire Lowman Hayes as Successor Co Trustees of the Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009; Claire Lowman Hayes as Trustee of the Supplemental Needs Trust for the benefit of Margaret Marie Lowman, under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007; Joseph Allen Lowman, III, as Trustee of the Trust for the benefit of Joseph Allen Lowman, III under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007; Sid Collier Lowman as Trustee of the Trust for the benefit of Sid Collier Lowman under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007; Claire Lowman Hayes as Trustee of the Trust for the benefit of Claire Lowman Hayes under the Joseph Allen Lowman, Jr. Revocable Living Trust, dated October 2, 2007**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Patsy Callahan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1044 Barkley Drive, Hoover, AL 35242**; to wit;

**LOT 6, ACCORDING TO THE SURVEY OF BARKLEY SQUARE, AS RECORDED IN MAP BOOK 27, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject To:**

1. **Property Taxes for 2017, and subsequent years.**
2. **Building lines, easements, restrictions, etc. as shown by recorded map.**
3. **Mineral and mining rights, release of damages and restrictive covenants in #2000-1845**
4. **Declaration of Protective Covenants, Restrictions, Conditions and Limitations in #20151009000354310**
5. **Articles of Incorporation of Barkley Square Homeowners Association in #20030407000206230**
6. **Grant of Land Easement with restrictive covenants to Alabama Power Company in #2001-18569**
7. **Easement to the Shelby County Board of Education in #1999-29881**
8. **Right of Way granted to Alabama Power Company in Deed Book 146, Page 381; Real Book 84, Page 298 and Real Book 360, Page 1.**

Whereas, the property was vested in Joseph Allen Lowman, Jr. as Executor and Trustee under the will of Margaret Collier Lowman, deceased, by Quit Claim Deed recorded in Instrument 20081215000464920. Joseph Allen Lowman, Jr. is now deceased, having died on December 18, 2015.

Under Article IX Family Trust Joseph Allen Lowman, Jr. was the beneficiary of the Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-00090 during his lifetime. Upon his death the Family Trust terminated. The successor Trustees were Joseph Allen Lowman, III, Sid Collier Lowman, Claire Lowman Hayes as Co Trustees. However, Joseph Allen Lowman, Jr. as beneficiary and trustee was granted the power of appointment over any property not acquired as a result of a qualified disclaimer. Prior to his death, under Section 1.06 of the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007, this power of appointment was exercised. Joseph Allen Lowman, Jr., appointed the property in the Family Trust as Follows:

Thirty (30.01%) percent share for my daughter Margaret Marie Lowman, to the Trustee of the Supplemental Needs Trust for the benefit of Margaret Marie Lowman under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007.

Twenty three and one-third (23.33%) percent share for my son Joseph Allen Lowman, III, to the Trustee of the Trust for the benefit of Joseph Allen Lowman, III, under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007.

Twenty three and one-third (23.33%) percent share for my son Sid Collier Lowman, to the Trustee of the Trust for the benefit of Sid Collier Lowman under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007.

Twenty three and one-third (23.33%) percent share for my daughter Claire Lowman Hayes, to the Trustee of the Trust for the benefit of Claire Lowman Hayes under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007.

Shelby County, AL 05/08/2017  
State of Alabama  
Deed Tax: \$287.50

Under Section 3.03 of the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007, Claire Lowman Hayes was appointed trustee of the Supplemental Needs Trust for the benefit of Margaret Marie Lowman under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007. Joseph Allen Lowman, III, Sid Collier Lowman and Claire Lowman Hayes, having all obtained the age of 30 year, were appointed as trustee of their respective trust.

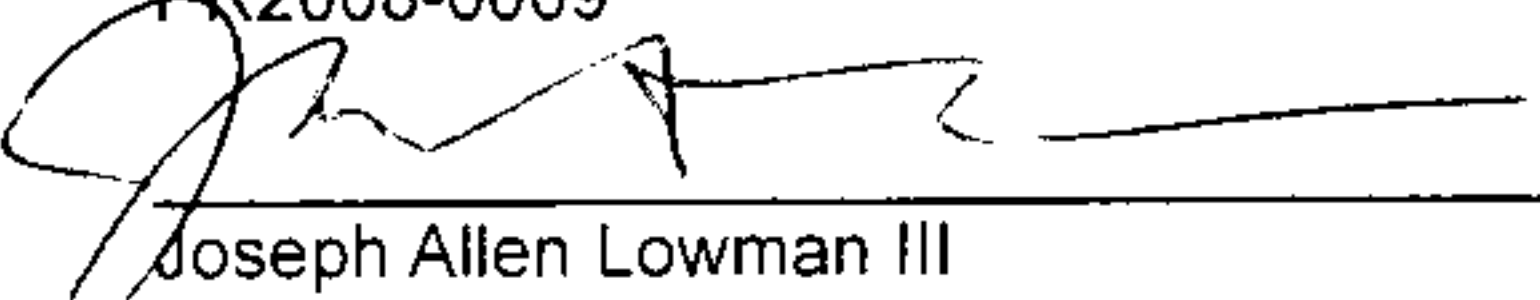
This conveyance is being executed by Joseph Allen Lowman, III, Sid Collier Lowman, Claire Lowman Hayes as Co Trustees of the Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009, in order to finalize the affairs of the Family Trust and fund the trust set out in Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007. The Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007, is not recorded. This conveyance is also filed to clear the chain of title.

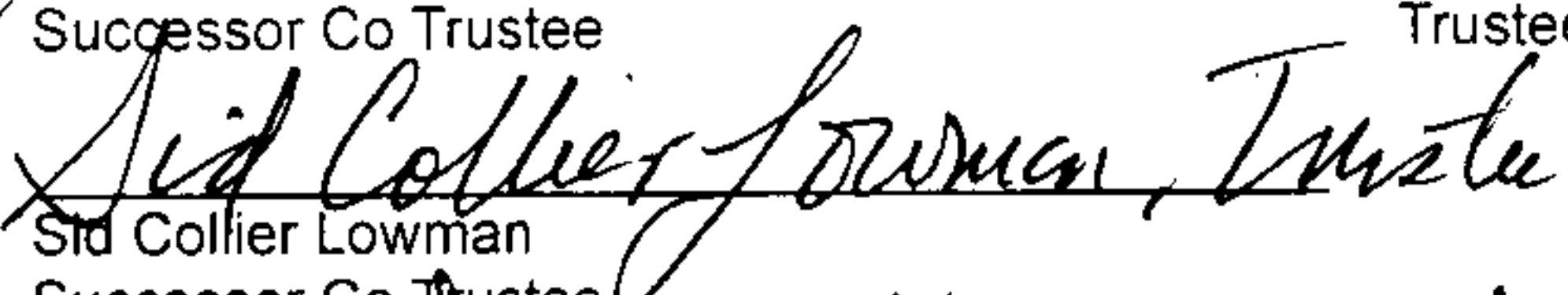
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

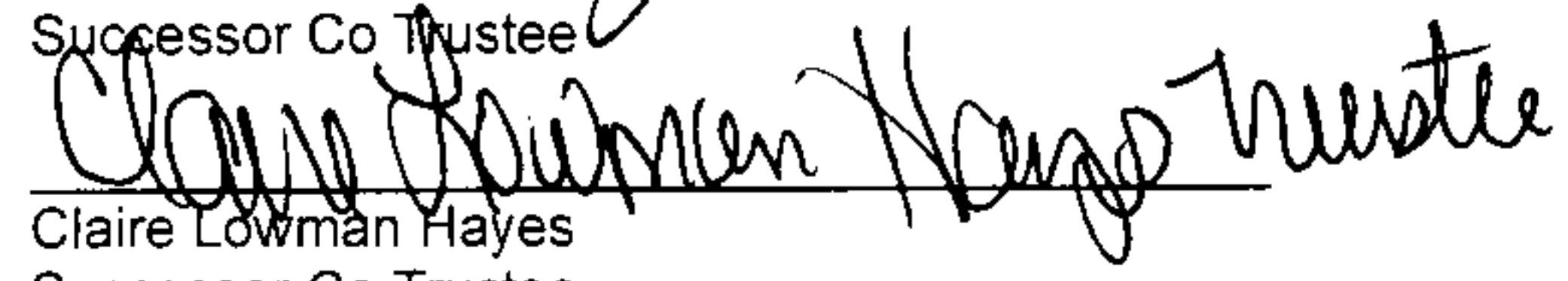
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of April, 2017.

THE FAMILY TRUST CREATED UNDER THE  
ESTATE OF MARGARET COLLIER LOWMAN,  
DECEASED, SHELBY COUNTY PROBATE CASE  
PR2008-0009


  
Joseph Allen Lowman III  
Successor Co Trustee

  
Sid Collier Lowman  
Successor Co Trustee

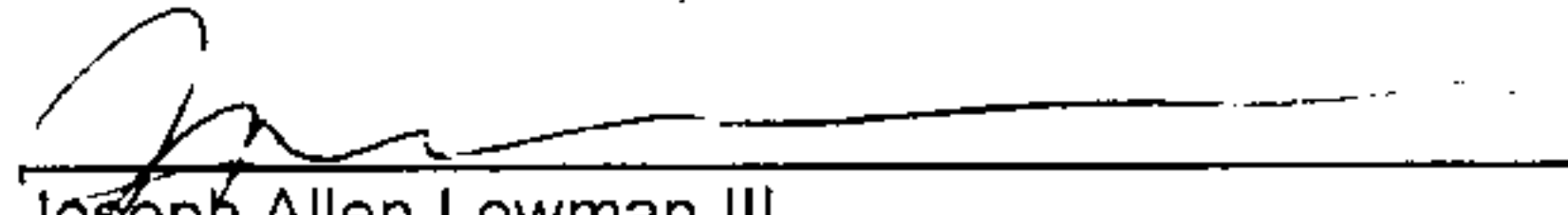
  
Claire Lowman Hayes  
Successor Co Trustee

THE SUPPLEMENTAL NEEDS TRUST FOR THE  
BENEFIT OF MARGARET LOWMAN UNDER THE  
JOSEPH ALLEN LOWMAN, JR. REVOCABLE  
LIVING TRUST, DATED OCTOBER 2, 2007

  
Claire Lowman Hayes  
Trustee

  
20170508000159790 2/5 \$325.50  
Shelby Cnty Judge of Probate, AL  
05/08/2017 02:45:32 PM FILED/CERT

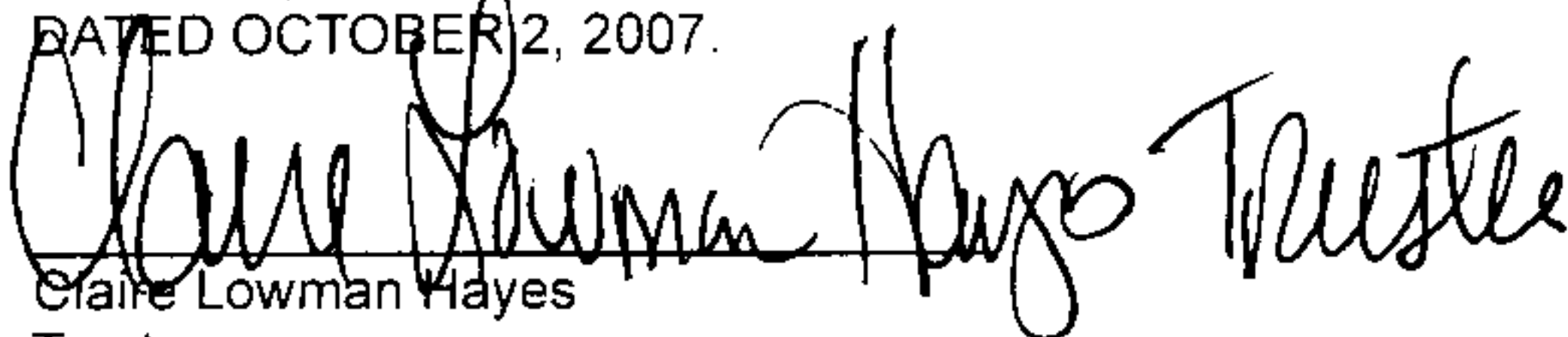
TRUST FOR THE BENEFIT OF JOSEPH ALLEN  
LOWMAN, III UNDER THE JOSEPH ALLEN  
LOWMAN, JR. REVOCABLE LIVING TRUST  
DATED OCTOBER 2, 2007

  
Joseph Allen Lowman III  
Trustee

TRUST FOR THE BENEFIT OF SID COLLIER  
LOWMAN UNDER THE JOSEPH ALLEN LOWMAN,  
JR. REVOCABLE LIVING TRUST, DATED  
OCTOBER 2, 2007

  
Sid Collier Lowman  
Trustee

TRUST FOR THE BENEFIT OF CLAIRE  
LOWMAN HAYES UNDER THE JOSEPH ALLEN  
LOWMAN, JR. REVOCABLE LIVING TRUST  
DATED OCTOBER 2, 2007.

  
Claire Lowman Hayes  
Trustee





20170508000159790 3/5 \$325.50  
Shelby Cnty Judge of Probate, AL  
05/08/2017 02:45:32 PM FILED/CERT

# **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Imperial )

On 4/20/17 before me, Fernando Perez Rul  
Date Here Insert Name and Title of the Officer

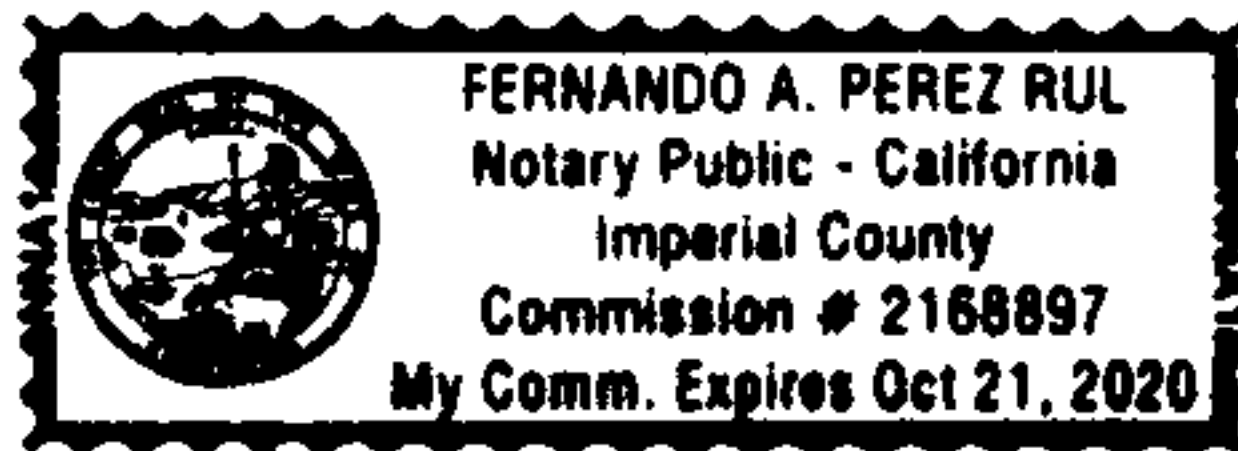
personally appeared Joseph Allen Lawman III

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature \_\_\_\_\_

Signature of Notary Public

Place Notary Seal Above

## **OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

### **Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: N/A

Number of Pages: 2

Signer(s) Other Than Named Above: N/A

### **Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Sid Collier Lowman, as Successor Co Trustee of the Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009, AND as Trustee of the Trust for the benefit of Sid Collier Lowman under the Joseph Allen Lowman, JR. Revocable Living Trust, dated October 2, 2007,, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of April, 2017.

Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires August 19, 2017

20170508000159790 4/5 \$325.50  
Shelby Cnty Judge of Probate, AL  
05/08/2017 02:45:32 PM FILED/CERT

## STATE OF ALABAMA

### COUNTY OF JEFFERSON

On this 21st day of April, 2017, I, Stuart J. Garner, a Notary Public in and for said county and in said state, hereby certify that Claire Lowman Hayes, as Successor Co- Trustee of the Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009, AND as Trustee of the Trust for the Benefit of Claire Lowman Hayes, under the Joseph Allen Lowman, Jr. Revocable Living Trust, dated October 2, 2007, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 21st day of April, 2017.

Notary Public, Stuart J. Garner  
My Commission Expires 08/19/2017

## STATE OF CALIFORNIA

### COUNTY OF Jefferson

On this \_\_\_\_\_ day of April, 2017, I, \_\_\_\_\_, a Notary Public in and for said county and in said state, hereby certify that Joseph Allen Lowman, III, as Successor Co-Trustee of the Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009, AND as Trustee of the Trust for the Benefit of Joseph Allen Lowman, III, under the Joseph Allen Lowman, Jr. Revocable Living Trust, dated October 2, 2007, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this \_\_\_\_\_ day of April, 2017.

Notary Public

My Commission Expires: \_\_\_\_\_

# Real Estate Sales Validation Form

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

Grantor's Name The Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009  
The Supplemental Needs Trust for the benefit of Margaret Lowman under the Joseph Allen Lowman, Jr. Revocable Living Trust, dated October 2, 2007  
Trust for the Benefit of Joseph Allen Lowman, III under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007  
Trust for the Benefit of Sid Collier Lowman under the Joseph Allen Lowman, Jr. Revocable Living Trust, dated October 2, 2007  
Trust for the Benefit of Claire Lowman Hayes under the Joseph Allen Lowman, Jr. Revocable Living Trust dated October 2, 2007

Grantee's Name Patsy Callahan



20170508000159790 5/5 \$325.50  
Shelby Cnty Judge of Probate, AL  
05/08/2017 02:45:32 PM FILED/CERT

Mailing Address \_\_\_\_\_  
AL

Mailing Address 1044 Barkley Drive  
Hoover, AL 35242

Property Address 1044 Barkley Drive  
Hoover, AL 35242

Date of Sale April 21, 2017  
Total Purchase Price \$287,500.00  
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 of 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 April 17, 2017

Unattested

(verified by)

Print The Family Trust created under the Estate of Margaret Collier Lowman, deceased, Shelby County Probate Case PR2008-0009

Sign   
(Grantor/Grantee/Owner/Agent) circle one