County Division Code: AL039 Inst. # 2017078686 Pages: 1 of 3 I certify this instrument filed on: 8/2/2017 7:41 AM

Doc: D Alan L.King, Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$420.00

Clerk: DRBESS

20170807000284220 1/4 \$25 00 Shelby Chty Judge of Probate: AL 08/07/2017 11:11:05 AM FILED/CERT

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Dan G. Lowe & Cecelia W. Lowe 2810 Glenstone Lane Birmingham, AL 35242

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHII
COUNTY OF JEFFERSON) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$560,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, JUAN JOHNSON and CAROL M. JOHNSON, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, DAN G. LOWE and CECELIA W. LOWE (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Lot 71, in Block 4, according to the Survey of Inverness Point - Phase II, as recorded in Map Book 159, Page 30, in the Probate Office of Jefferson County, Alabama; and in Map Book 13, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$140,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 31st day of July, 2017.

JUAN JOHNSON

CAROL M. JOHNSON

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JUAN JOHNSON and CAROL M. JOHNSON, 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 instrument, they executed the same voluntarily on the day the same bears date.

WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of July, 2017.

NOTARY PUBLIC

My commission expires:

MALCO M S. MCLEOD
My Commission Expires
August 15, 2018

20170807000284220 2/4 \$25 00

Shelby Chty Judge of Probate: AL 08/07/2017 11:11:05 AM FILED/CERT

Real Estate Sales Validation Form

	This Document must be filed in accorda	ance with Code of Alabama	a 1975, Section 40-22-1	
Grantor's Name	JUAN JOHNSON and CAROL M. JOHNSON	DAN G. LOWE and CECELIA W. Grantee's NameLOWE		
Mailing Address	2810 GLENSTONE LANE	Mailing Addr	ess2810 GLENSTONE LANE	
maming / laar 000	BIRMINGHAM, AL 35242		BIRMINGHAM, AL 35242	
Property Address		_ Date of S	Sale <u>July</u> 31, 2017	
	BIRMINGHAM, AL 35242	_ Total Purchase P	rice \$560,000.00	
		Or Actual Makes	£	
		Actual Value or	→	
		Assessor's Market Va	alue <u>\$</u>	
	e or actual value claimed on this form of documentary evidence is not require	od\	ving documentary evidence: (check	
Bill of Sale	_4	2017	0807000284220 3/4 \$25.00	
Sales ContracSolition			by Cnty Judge of Probate, AL	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
	ln	structions		
Grantor's name an current mailing add		of the person or persons o	conveying interest to property and their	
Grantee's name ar conveyed.	nd mailing address - provide the name	of the person or persons t	to whom interest to property is being	
	the physical address of the property berty was conveyed.	eing conveyed, if available	e. Date of Sale - the date on which	
Total purchase prid	ce - the total amount paid for the purch red for record.	ase of the property, both	real and personal, being conveyed by	
	for record. This may be evidenced by		eal and personal, being conveyed by the a licensed appraiser or the assessor's	
valuation, of the pr		al charged with the respon	ir market value, excluding current use a sibility of valuing property for property labama 1975 § 40-22-1(h).	
	of my knowledge and belief that the in that any false statements claimed on t 1975 § 40-22-1 (h).			
	Invisor County			
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File 170537			Form RT-1	
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Shelby Cnty Judge of Probate, AL 08/07/2017 11:11:05 AM FILED/CERT

Jefferson County

I, the Undersigned, as Judge of Probate in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office in vol. _201707868