

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 DOLLARS (\$10.00), and other valuable considerations, to the undersigned Grantor in and paid by the Grantee herein, the receipt whereof is acknowledged, I, David D. Fowler, a married man, whose address is 1099 Dunnavant Place, Birmingham, AL 35242 (herein referred to as Grantor), do grant, bargain, sell and convey unto Martha N. Fowler, a married woman, whose address is: 1099 Dunnavant Place, Birmingham, AL 35242 (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2577, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

The above property is conveyed subject to the Covenants recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20070316000120890.


The Grantor reserves unto himself a life estate in the above property.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of September, 2017.

David D. Fowler (SEAL)

Shelby County, AL 09/12/2017
State of Alabama
Deed Tax: \$126.00

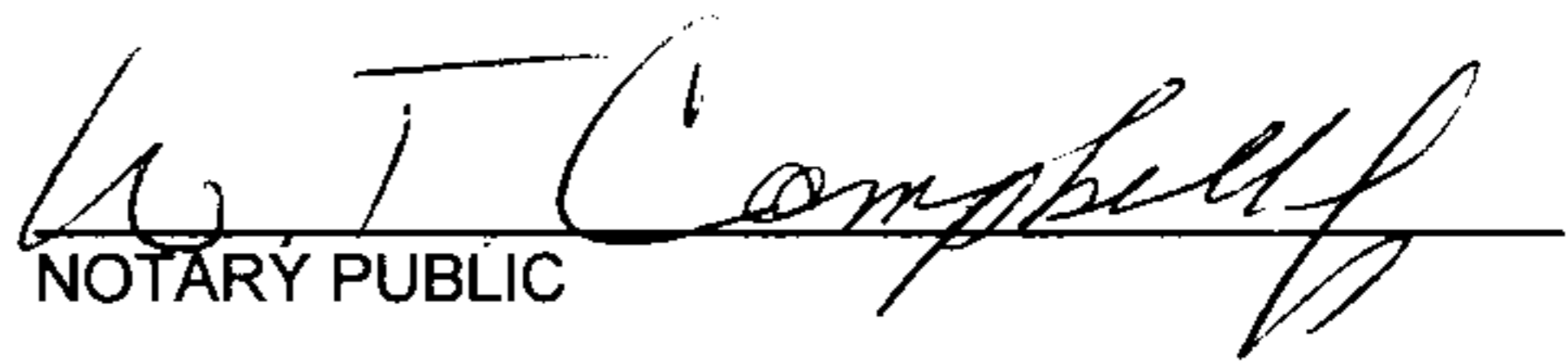

20170912000332590 1/3 \$147.00
Shelby Cnty Judge of Probate, AL
09/12/2017 02:07:05 PM FILED/CERT

STATE OF ALABAMA)

TALLADEGA COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David D. Fowler, whose name is signed to the forgoing 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 12th day of September, 2017.


NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

W. T. CAMPBELL, Jr.
ATTORNEY AT LAW
400 WEST THIRD STREET
SYLACAUGA, ALABAMA 35150


20170912000332590 2/3 \$147.00
Shelby Cnty Judge of Probate, AL
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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 David Fowler
Mailing Address 1099 Dunnavaunt Place
B'ham Al 35242

Grantee's Name Martha Fowler
Mailing Address 1099 Dunnavaunt Pl
B'ham Al 35242

Property Address 1099 Dunnavaunt Pl
B'ham 35242

Date of Sale 9/12/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$251,500 1/2 = 125,750

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 9/12/17

Print DAVID D. FOWLER

X Unattested Karen Nielsen
(Verified by)

Sign David D. Fowler
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1