

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357  
Montevallo, AL 35115

Send Tax Notice:  
William E. Epperson, Jr. and  
Brenda K. Epperson  
6489 Highway 10  
Montevallo, Alabama 35115

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) JOINT TENANCY  
 ) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirty Three Thousand & 00/100 Dollars (\$33,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Barbara Ann Lawley as Personal Representative of The Estate of Dewey E. Lawley Shelby County Probate recording no: PR-17-719, and Barbara Ann Lawley as the Trustee of Family Trust U/W of Dewey E. Lawley**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **William H. Epperson and Brenda K. Epperson (a married couple)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:


SEE EXHIBIT A.

Note: This instrument is not homestead for the Grantors.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 18 day of February, 2018 at 725 West St Montevallo AL 35115.

  
20180220000054480 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/20/2018 12:52:47 PM FILED/CERT

Shelby County, AL 02/20/2018  
State of Alabama  
Deed Tax:\$3.00

GRANTORS

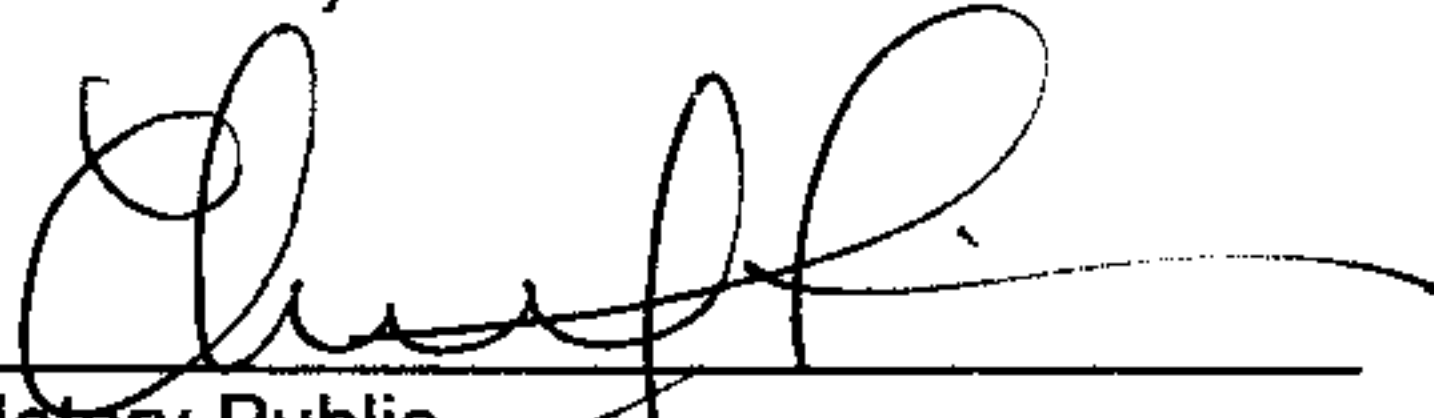
Barbara Ann Lawley, P.R. (L.S.)  
**Barbara Ann Lawley Personal  
Representative of Estate of Dewey E.  
Lawley, Shelby County PR-17-719**

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Barbara Ann Lawley as Personal Representative of The Estate of Dewey E. Lawley Shelby County Probate recording no: PR-17-719, which is signed to the foregoing Estate Deed**, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same

voluntarily and with authority on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16 day of February, 2018.

  
\_\_\_\_\_  
Notary Public  
MCE 4/26/2020

GRANTORS

Barbara Ann Lawley, Trustee (L.S.)  
**Barbara Ann Lawley, Trustee of  
Family Trust U/W of Dewey E. Lawley**


STATE OF ALABAMA )

SHELBY COUNTY )

**ACKNOWLEDGMENT**

I, Chris Smithman, a Notary Public for the State at Large, hereby certify that the above posted name, *Barbara Ann Lawley, Trustee of Family Trust U/W of Dewey E. Lawley*, which is signed to the foregoing Estate Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily and with authority on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16 day of February, 2018.

  
\_\_\_\_\_  
Notary Public  
MCE 4/26/2020



20180220000054480 2/4 \$27.00  
Shelby Cnty Judge of Probate: AL  
02/20/2018 12:52:47 PM FILED/CERT

Exhibit A

Lot 2, according to survey of Pea Ridge Subdivision, as recorded in Map Book 43, Page 127, in the Probate Office of Shelby County, Alabama.



20180220000054480 3/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/20/2018 12:52:47 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Estate of Dewey Lawley  
Mailing Address c/o Barbara Ann Lawley P/R  
1011 Riverchase Cove  
Hoover AL 35244

Grantee's Name William Epperson  
Mailing Address Brenda K. Epperson  
6489 Hwy 10  
Monticello AL 35715

Property Address 6435 Hwy 10  
Monticello AL  
35715

Date of Sale 2/16/18  
Total Purchase Price \$ 33,000


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

  
20180220000054480 4/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/20/2018 12:52:47 PM 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).

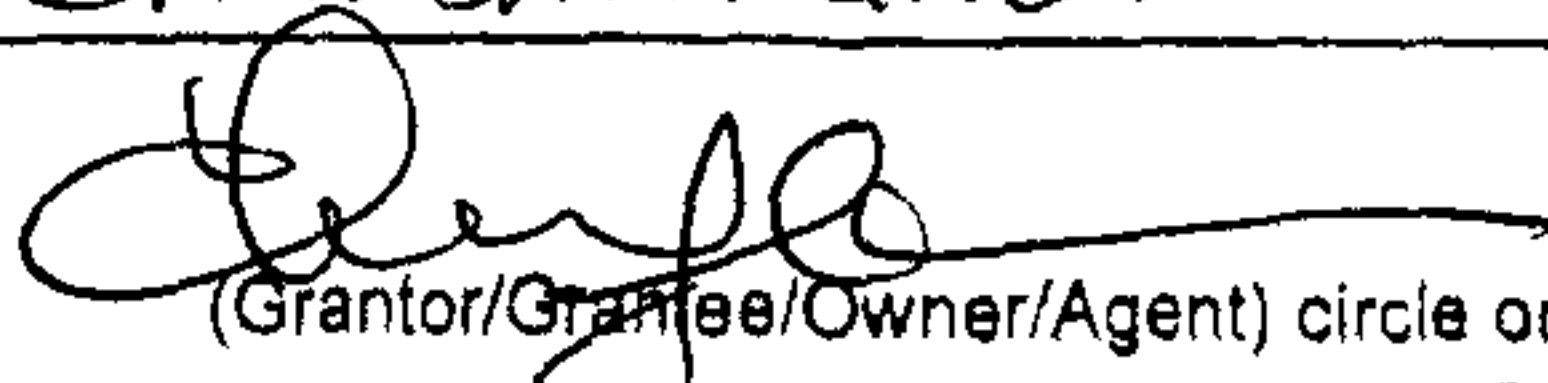
Date 02/16/18

Print Chris Smithman

Unattested

(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1