

WARRANTY DEED

STATE OF ALABAMA County of Shelby Send Tax Notice To: Green Fox, LLC 912 Long Street, Helena AL 35080

Know all men by these presents:

That in consideration of Eighty Five Thousand and No/100 Dollars (\$85,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kevin Lowery, a person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Green Fox, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Corsentino's Addition to Eagle Wood Estates, Fourth Sector, First Phase, as recorded in Map Book 8, Page 17, in the Probate Office of Shelby County

This is not the Homestead of the above Grantor

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 persons.

Shelby County, AL 05/11/2018 State of Alabama Deed Tax:\$85.00 IN WITNESS WHEREOF <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this <u>4th</u> day of May, 2018

Kevin Lowery

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that <u>Kevin Lowery</u> whose name(s)is/are signed to the foregoing conveyance, and who is/are 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 __4th __day of May __, 20_18.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

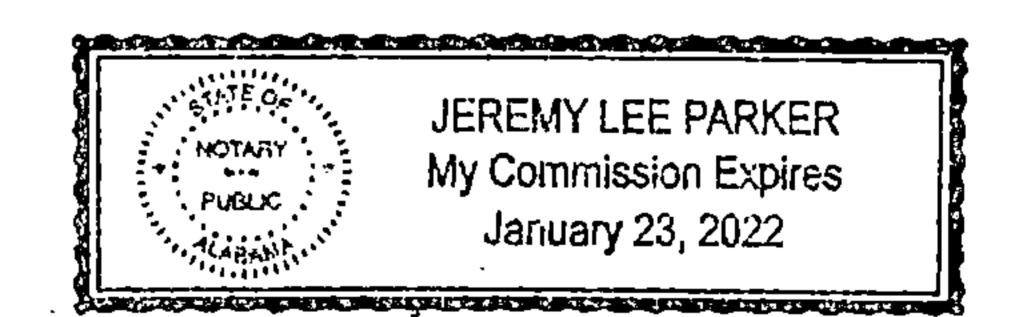
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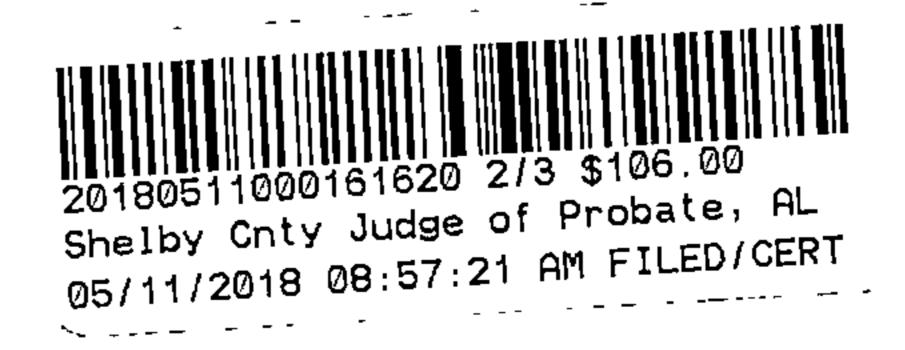
Prepared by: Parker Law Firm, LLC

Jeremy L. Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216





Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Kevin Lowery	Grantee's Name	Green Fox, LLC
	4028 Christopher Dr		912 Long Street
	Vestavia AL 35243		Helena AL 35080
Property Address	1109 Eagle Drive	Date of Sale	May 4, 2018
	Maylene AL 35007	Total Purchase Price Or	\$85,000.00
		Actual Value Or	\$
		Assessor's Market Value	\$
x Clos If the conv	S Contract ing Statement veyance document presented for recordation is form is not required.	ner ner neguired in contains all of the required in	nformation referenced above, the
	name and mailing address - provide the nanent Int mailing address.	ne of the person or persons co	onveying interest to property and
Grantee's being con	name and mailing address - provide the nar veyed.	me of the person or persons to	whom interest to property is
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.			
•	hase price - the total amount paid for the putrument offered for record.	rchase of the property, both re	eal and personal, being conveyed
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 <u>Code of Alabama 1975</u> § 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:	May 4 2018	Print: Kevir	1 Lowery
Unattested			
orm DT 4	(verified by)	Grantor/Gra	antee/Owner/Agent (circle one)
orm RT-1			

20180511000161620 3/3 \$106.00 Shelby Cnty Judge of Probate, AL 05/11/2018 08:57:21 AM FILED/CERT