

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-18-24688

Send Tax Notice To: Mark Edward Shipp
Maria Montez Shipp

141 Bentley Circle
Shelby AL 35143

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Conrad Murphree Fowler Jr., a married man and Randolph Mott Fowler, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Edward Shipp and Maria Montez Shipp**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 15, 1977 Addition to Shelby Shores, Recorded in Map book 7, Page 87 in the Probate records of Shelby County Alabama.

Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

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 23rd day of May, 2018.

Conrad Murphree Fowler Jr. Randolph Mott Fowler
Conrad Murphree Fowler Jr. Randolph Mott Fowler

State of Alabama

County of Tuscaloosa

I, Dawn E. Ebert, a Notary Public in and for the said County in said State, hereby certify that Randolph Mott Fowler, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 2018

Dawn E. Ebert
Notary Public, State of Alabama
Dawn E. Ebert
My Commission Expires: 10/19/2021

Shelby County, AL 06/04/2018
State of Alabama
Deed Tax: \$75.00

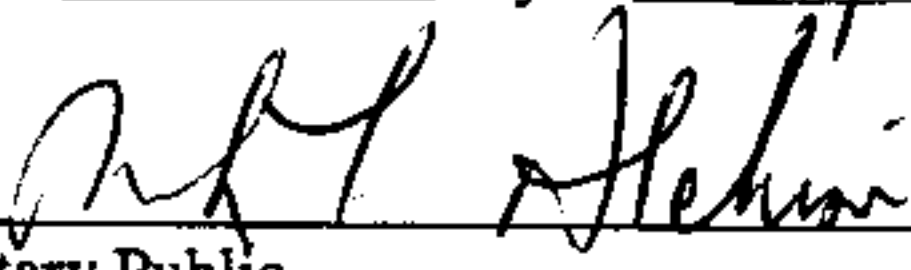


20180604000194990 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
06/04/2018 10:31:34 AM FILED/CERT

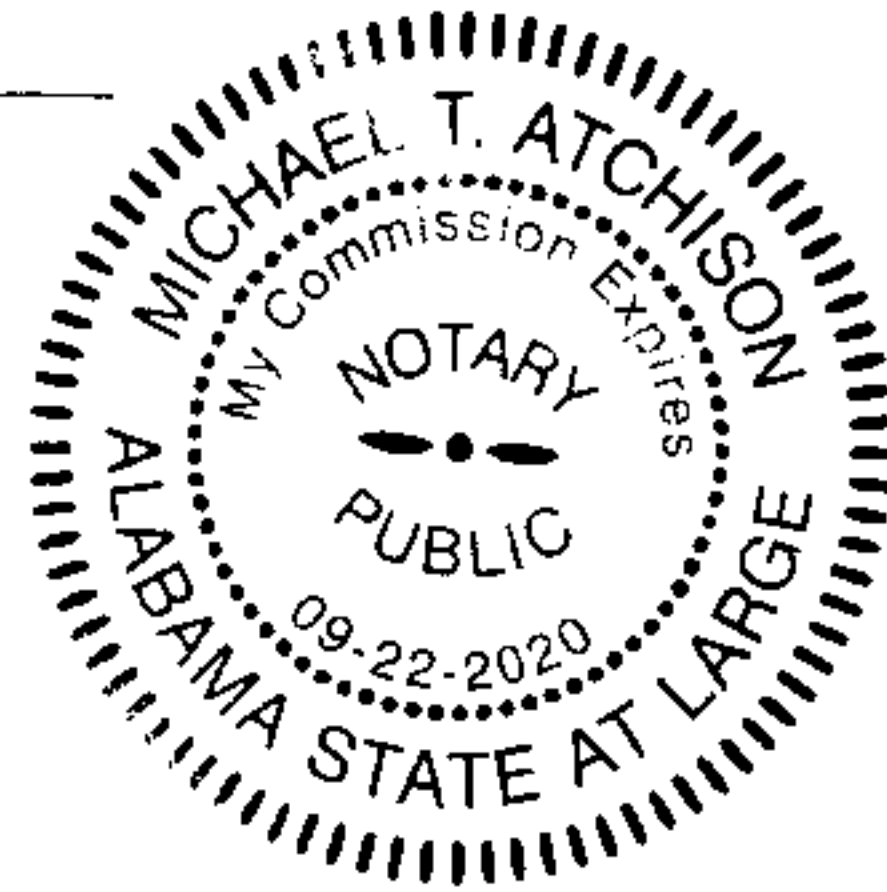
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Conrad Murphree Fowler, Jr.**, 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 22^d day of May, 2018.



Notary Public
My Commission Expires: 9/22/2020




20180604000194990 2/3 \$96.00
Shelby Cnty Judge of Probate, AL
06/04/2018 10:31:34 AM 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	Conrad Murphree Fowler Jr. Randolph Mott Fowler	Grantee's Name	Mark Edward Shipp Maria Montez Shipp
Mailing Address	<u>35 Cross Creek Rd West</u> <u>Shelby AL 35143</u>	Mailing Address	<u>141 Bentley Cir</u> <u>Shelby AL 35143</u>
Property Address	161 Bentley Circle Shelby, AL 35143	Date of Sale	May 23, 2018
		Total Purchase Price	\$75,000.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 May 18, 2018

Print Conrad Murphree Fowler Jr.

Unattested

Sign Conrad Murphree Fowler Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180604000194990 3/3 \$96.00
Shelby Cnty Judge of Probate, AL
06/04/2018 10:31:34 AM FILED/CERT

Form RT-1