

20180608000203900
06/08/2018 02:55:52 PM
DEEDS 1/3

Prepared by:
Jul Ann McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Joseph Weston Lowery
228 Pitchfork Pl.
Maylene, AL 35114

No title search/exam has been done for the preparation of this deed. The preparer is acting as scrivener only.
No warranties are made by the preparer as to the status of title.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SUZANNE LOWERY, as Successor Trustee of the IRREVOCABLE DISCRETIONARY TRUST OF JERRY W. LOWERY, dated April 24, 2012** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, convey unto the Grantee, **JOSEPH WESTON LOWERY** (hereinafter referred to as Grantee), the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 52, according to the Map and Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

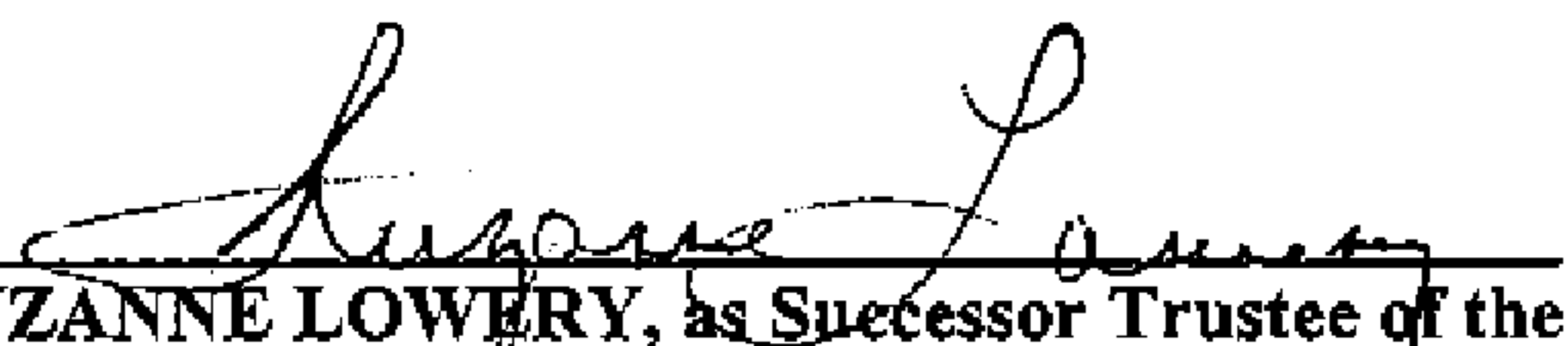
Property address: 130 Ashford Lane, Alabaster, AL 35007

THIS CONVEYANCE IS BEING MADE PER THE TERMS OF THE TRUST.

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 Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is 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 except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 8 day of June, 2018.



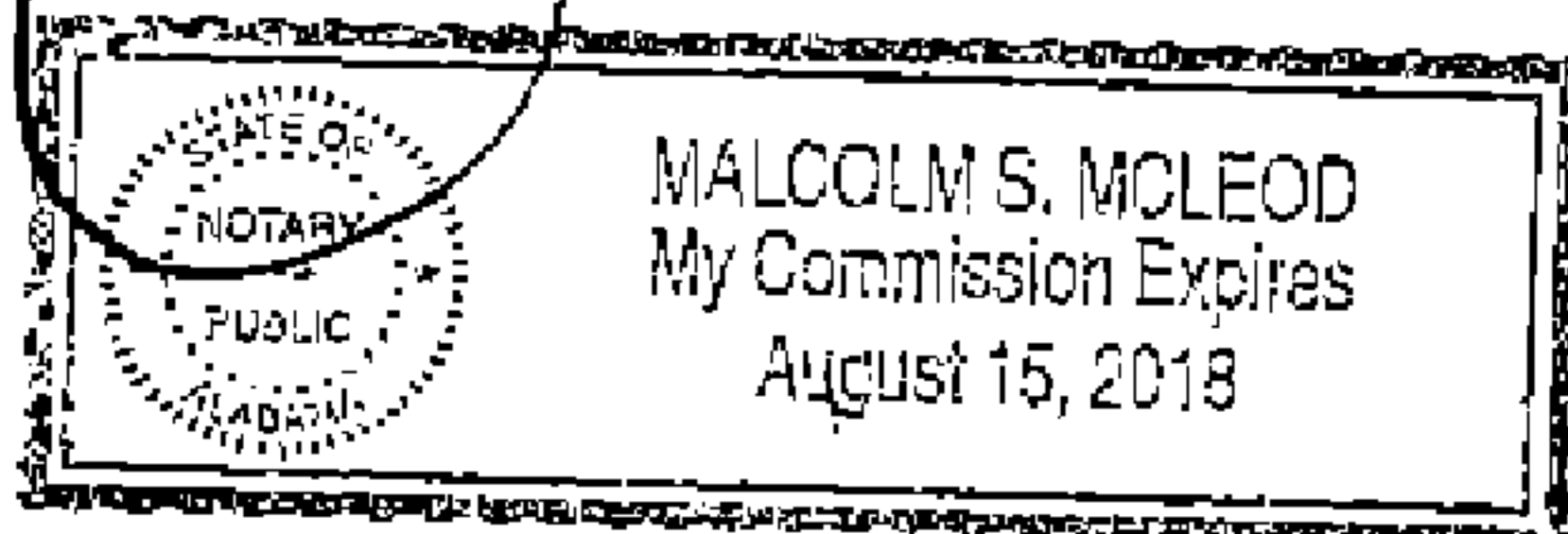
SUZANNE LOWERY, as Successor Trustee of the
IRREVOCABLE DISCRETIONARY TRUST OF JERRY W. LOWERY,
dated April 24, 2012

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SUZANNE LOWERY, as Successor Trustee of the IRREVOCABLE DISCRETIONARY TRUST OF JERRY W. LOWERY, dated April 24**, 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 instrument, she, as said Successor Trustee and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of June, 2018.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Suzanne Lowery
 Mailing Address 3449 Birchtree Dr.
Hoover, AL 35226

Grantee's Name Joseph Weston Lowery
 Mailing Address 229 Pitchfork Pl.
Maylene, AL 35114

Property Address 130 Ashford Lane
Alabaster, AL 35007

Date of Sale 06/08/2018
 Total Purchase Price \$ 500.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/08/2018 02:55:52 PM
 S22.00 CHERRY
 20180608000203900

[Signature]

or
 Actual Value \$

or
 Assessor's Market Value \$ 165,500

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 NO TAX ESTATE CONVEYANCE
☐ 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 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 6/08/2018

Print Malcolm S. McLeod

☒ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one