

Shelby County, AL 06/21/2018
State of Alabama
Deed Tax: \$89.00

Send Tax Notice to:

Mr. and Mrs. Larry W. Owens
3500 Bearden Lane
Helena, Alabama 35080

This instrument was prepared by
ELLIS, HEAD, OWENS & JUSTICE
113 N. Main Street
P.O. Box 587
Columbiana, Alabama 35051



20180621000220720 1/4 \$114.00
Shelby Cnty Judge of Probate: AL
06/21/2018 11:02:35 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of exchange of deeds, and **One and 00/100 Dollar (\$1.00)**, and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **ROBERT E. OWENS**, a married man, **KATHLEEN O. HANDLEY**, a married woman, and **LARRY W. OWENS**, a married man (herein referred to as Grantors) do grant, bargain, sell and convey unto **LARRY W. OWENS** and wife, **CLAIRE N. OWENS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 79, according to the Resurvey of Final Plat of High Ridge Village, Phase 4, as recorded in Map Book 29, page 83, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

The herein conveyed property does not constitute any part of the homestead of the Grantors or their spouses.

Kathleen O. Handley is one and the same person as Kathy Handley as shown in deed recorded as Instrument No. 20170922000345910 in the Probate Office of Shelby County, Alabama.

The Grantors are all of the children of Kathleen Perkins who died on or about April 18, 2018.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

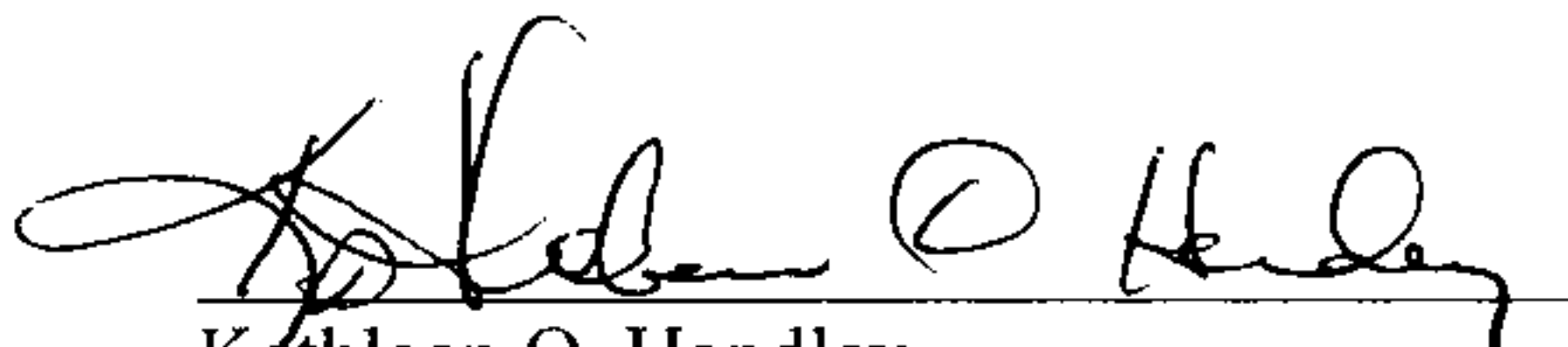
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

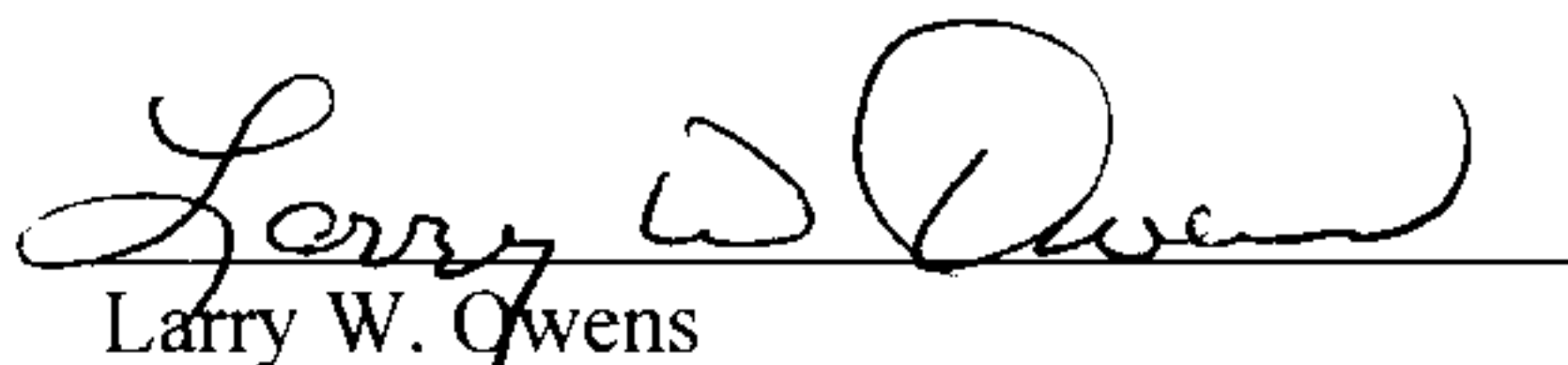
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of June, 2018.



Robert E. Owens



Kathleen O. Handley

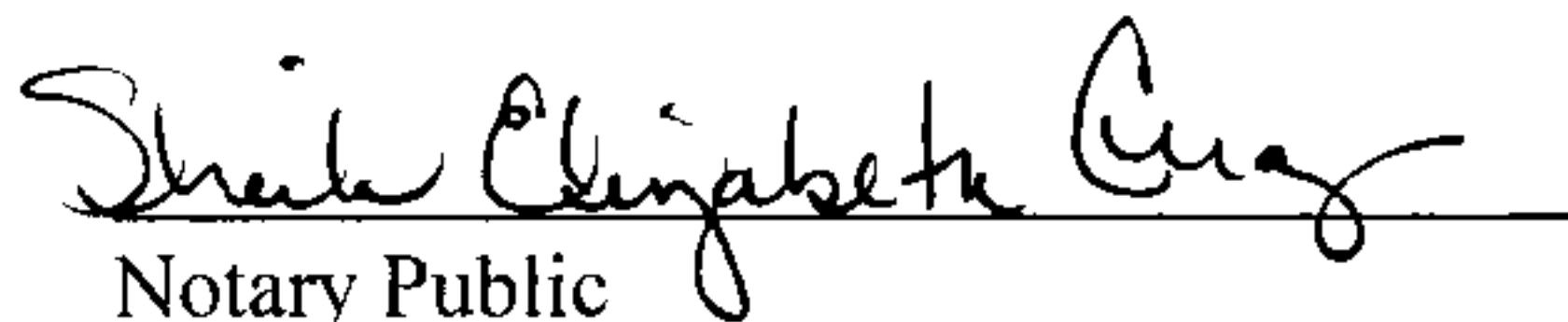


Larry W. Owens

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT E. OWENS**, a married man, 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 21st day of June, 2018.



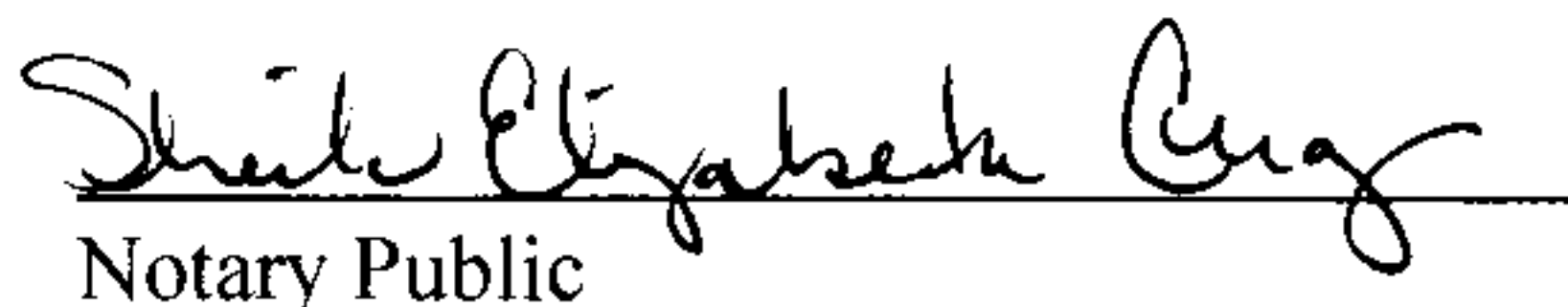
Notary Public

My Commission Expires: 11-16-19

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KATHLEEN O. HANDLEY**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2018.



Notary Public

My Commission Expires: 11-16-19


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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY W. OWENS**, a married man, 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 21st day of June,
2018.

Shirley Elizabeth Gray
Notary Public

My Commission Expires: 11-16-19


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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 Larry W. Owens
Mailing Address 3500 Bearden Lane
Helena, Alabama 35080


Grantee's Name Mr. and Mrs. Larry W. Owens
Mailing Address 3500 Bearden Lane
Helena, Alabama 35080

Property Address 634 Waterford Lane
Calera, Alabama 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 133,200.00 x 2/3 = \$88,800.00


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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 Property Tax Commissioner
☐ 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 6-21-18

Print Robert C Owens

☐ Unattested Shirley Higdon Gray
(verified by)

Sign Robert C Owens
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1