

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Nathan Kyle Caldwell and Anna Marie
Caldwell
802 1st Avenue W.
Alabaster, AL 35007

20181107000394540

11/07/2018 01:45:36 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars (\$135,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Paige T. Lowery, formerly known as Paige V. Tulen, and James M. Lowery, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nathan Kyle Caldwell and Anna Marie Caldwell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 11, in Block 2, according to a Resurvey of Lots 1 thru 4 and 11 thru 14, in Block 2, Alabaster Gardens, as recorded in Map Book 13, Page 95 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$132,554.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 2 day of

November, 20 18.

Paige T. Lowery
Paige T. Lowery

James M. Lowery
James M. Lowery

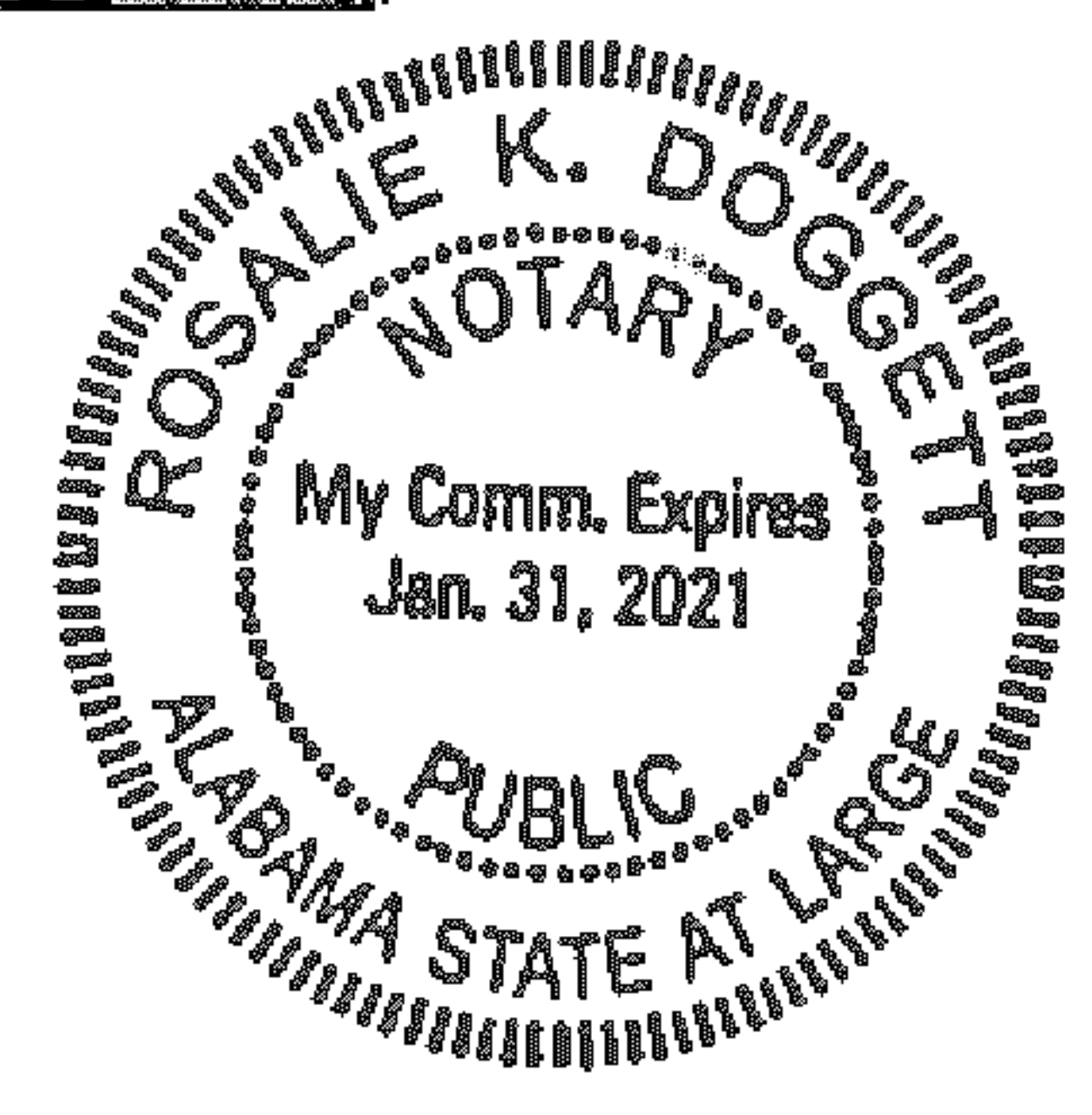
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Paige T. Lowery and James M. Lowery 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 on this 2 day of November, 2018.

[Signature]
Notary Public

My commission expires: 11/31/21



Real Estate Sales Validation Form

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

Grantor's Name Paige T. Lowery and James M. Lowery

Grantee's Name Nathan Kyle Caldwell and Anna Marie Caldwell

Mailing Address _____

Mailing Address 802 1st Avenue W.
Alabaster, AL 35007Property Address 802 1st Avenue W.
Alabaster, AL 35007Date of Sale November 2, 2018
Total Purchase Price \$135,000.00or
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 StatementIf 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 - Paige T. Lowery and James M. Lowery, . . .

Grantee's name and mailing address - Nathan Kyle Caldwell and Anna Marie Caldwell, 802 1st Avenue W.,
Alabaster, AL 35007.

Property address - 802 1st Avenue W., Alabaster, AL 35007

Date of Sale - November 2, 2018.

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: November 2, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/07/2018 01:45:36 PM
 \$20.50 CHERRY
 20181107000394540

Allie S. Bayal