

WARRANTY DEED

STATE OF ALABAMA

}

Send Tax Notice to:

}

Farrell Rowe

COUNTY OF SHELBY

}

302 Highway 22, Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid by Farrell Rowe, the receipt in full and sufficiency whereof is acknowledged, the undersigned, Farrell K. Rowe and Estate of Vicki Lynn Kitchens Rowe, by Farrell Rowe, Personal Representative / Administrator, does grant, bargain, sell and convey unto the said Farrell K. Rowe a single man, the following described real property, situated in Shelby County, Alabama, to wit:

PROPERTY DESCRIPTION:

PARCEL # 26 1 01 0 001 008.001 ACCORDING TO THE SHELBY COUNTY ALABAMA PROBATE RECORDS

TO HAVE AND TO HOLD, to said GRANTEE, with Right of Survivorship for her heirs and assigns forever.

IN WITNESS WHEREOF, the estate of Vicki Lynn Kitchens Rowe, and Farrell K. Rowe have caused these presents to be executed by the duly authorized Personal Representative / Administrator this _____ day of _____, _____.

Farrell K. Rowe

Farrell K. Rowe (GRANTOR)

Estate of Vicki Lynn Kitchens Rowe

By: Farrell K. Rowe *Personal Representative* (SEAL)

Personal Representative / Administrator


THIS INSTRUMENT PREPARED WITHOUT A TITLE SEARCH.

NOTE: The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Grantee's Address

332 Highway 22
Montevallo, AL 35115

This instrument prepared by:
Darrin R. Marlow, attorney
Marlow and Salyer, LLC.
1111, 17th, Ave, Calera, AL 35040



20190109000010450 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Farrell Rowe, whose name as Personal Representative / Administrator for the Estate of Vicki Lynn Kitchens Rowe as GRANTOR is signed to the foregoing, and who is known to me, acknowledged before me on this day the 8th day of January, 2019 that being informed of the contents of the conveyance, he as such Personal Representative / Administrator and with full authority, executed the same voluntarily on the day the same bears date.

Given under by hand and official seal, this 8th day of January 2019

[Signature]
NOTARY PUBLIC
My Commission Expires: 12-12-22


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DON ARMSTRONG
PROPERTY TAX COMMISSIONER
P. O. BOX 1269
COLUMBIANA, ALABAMA 35051



ParcelNo: 26 1 01 0 001 008.001
Owner: ROWE FARRELL K
Address: 302 HWY 22
MONTEVALLO AL 35115

Appl. Date: 1/9/2019 3:36:45 PM
Tax Year: 2020
Status: SIGNED

Case No.: PA058366
Assessor: PAMELA KING
Old Owner: ROWE FERELL K & VICKI K

Assessment Summary

AssessmentInfo

Exempt Code:
Mun Code: 01
Over65 Code:
Disability Code:
Prop Class: 3
School Dist: 2
School Dist2:
ClassTax Year: 2020
ExemptTax Year: 2020
Class Use: JHS
Eff. Date: 1/8/2019
Instr.Nbr:
Sale Price: \$10.00
DB 312 PG 75;RB 49
PG 64;PER LEASE
Remarks: SALE(2003) PER
TERM NOTICE
2/27/03

Legal Desc

SEC: 01
TWP: 22S
RNG: 04W
Deed Acr: 1.000
Est Acr: 1.000
Plat Bk: 00
Page: 000
SubName:
Lot:
Block: 000
Sector:
Phase:
Tract:
Remarks:

Improvement

Const Began:
SQ.FT:
Rooms:
Const Completed:
Story:

BathRooms

FullBath:
Fx5WHP:
4FxWP:
3Fx:
Ext. Type:
Half Bath:
5Fx:
4Fx:
2Fx:
HVACType:

Flooring

FLCarpet:
FLHarwood:
FLVinyl:
FLEtc.:

Fire Place

FPPrefab:
FPRegular:

Basement

BSMTFull:
BSMTUnfinished:
BSMTPartial:

Upper Floor

UP2:
H050:
H075:
HUnfinished:

Decal Number

Property Address

AL

Oath to be administered to Taxpayer, "I do solemnly swear that the foregoing list of property returned by me **ROWE FARRELL K** is a full And complete return of all the property owned by **ROWE FARRELL K** Or in which **ROWE FARRELL K** had any interest whatever, the situs of which for taxation, or exemption from Taxation is This county, on the first of October of the present year, and that the statement of the amount of fire insurance carried hereon is correct, and that the names and, where known, the addresses of companies, firms, associations, exchanges or other organizations carrying such insurance are correct to my personal knowledge, and of the improvements on lands listed in the foregoing scheme so help me God. **ROWE FARRELL K** Subscribed and sworn to before me this the 9 day of JANUARY 2019.

PAMELA KING I hereby certify that before taking the foregoing assessment list, I administered the oath required to be administered under Section 32, Revenue Act 1935, to taxpayer or agent making this return that I interrogated the said party as the law directs in regard to the same.

OWNER

ACCEPTED BY

PROPERTY TAX COMMISSIONER

James O. Rowe

Don Armstrong

Don Armstrong



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DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2018

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 1/9/2019

PARCEL: 26 1 01 0 001 008.001
CORPORATION: I
OWNER: ROWE FERELL K & VICKI K

LAND VALUE 10% \$0
LAND VALUE 20% \$10,100
CURRENT USE VALUE \$0

ADDRESS: 302 HWY 22
MONTEVALLO, AL 35115

EXEMPT CODE: 00
OVER 65 CODE: DISABILITY CODE: MUN CODE: 01 COUNTY TOTAL MARKET VALUE: \$10,100
PROP. CLASS: 02 EXM OVERRIDE AMT: \$0
OVR ASD VALUE: SCHOOL DIST: 2 HS YEAR: 0

CLASS USE
FOREST ACRES: 0 TAX SALE: ASSMT. FEE:
PREV. YEAR VALUE: \$10,100 BOE VALUE: \$10,100
PARENT PARCEL:

REMARKS: DB 312 PG 75;RB 49 PG 64;PER LEASE SALE(2003) PER TERM
NOTICE 2/27/03

Last Modified: 7/31/2017 9:19:39 PM

SWMA_FEE

Property Address:

Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 12600012

ASSESSMENT/TAX	Sort Code : RR00012							
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX	
STATE	2	01	\$2,020	\$13.13	\$0	\$0.00	\$13.13	
COUNTY	2	01	\$2,020	\$15.15	\$0	\$0.00	\$15.15	
SCHOOL	2	01	\$2,020	\$32.32	\$0	\$0.00	\$32.32	
DIST SCHOOL	2	01	\$2,020	\$28.28	\$0	\$0.00	\$28.28	
CITY	2	01	\$2,020	\$0.00	\$0	\$0.00	\$0.00	
FOREST	02	01	\$0	\$0.00	\$0	\$0.00	\$0.00	

ASSD. VALUE: \$2,020.00 \$88.88 GRAND TOTAL: \$88.88
Shelby Tax

INSTRUMENTS		SALES INFORMATION			
INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
No Sales Information on Record					

LEGAL DESCRIPTION

MAP NUMBER: 26 1 01 0 000 CODE1: 00 CODE2: 00
SUB DIVISON1:
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000
SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 01 TOWNSHIP1 22S RANGE1 04W
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION4 00 TOWNSHIP4 RANGE4
LOT DIM1 210.00 LOT DIM2 225.00 ACRES 1.000

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SQ FT 43,560.000

METES AND BOUNDS: BEG @ INT OF W LN OF SEC 1 & SR/W CO RD 22 TH E 210' TH S 225' TH W 210' TH N 225' TO POB SEC 01
T22S R4W BEAT 20 210' X 225' DB 312 PG 75 05/10/1978 RB49 PG64 11/5/85

REMARKS:

Tax Year	Entity Name.	Mailing Address
2018	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2017	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2016	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2015	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2014	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2013	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2012	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2011	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2010	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2009	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2008	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2007	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2006	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2005	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2004	ROWE FERELL K & VICKI K	302 HWY 22, MONTEVALLO AL - 35115
2003	PRESI FY NEI A & AI REFT	PO BOX 2245 ALABASTER AL - 35007

Real Estate Sales Validation Form

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

Grantor's Name Farrell K. Rowe & Vicki Rowe
Mailing Address _____

Grantee's Name Farrell K. Rowe
Mailing Address 302 Highway 22
Monticello AL
35115

Property Address 332
302 Highway 22 Monticello AL
35115

Date of Sale _____
Total Purchase Price \$ 10 -
or
Actual Value \$ _____
or
Assessor's Market Value \$10,100.

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Warranty Deed
☒ Tax Office

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 1/9/19

Print _____

☒ Unattested



Sign



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(Grantor/Grantee/Owner/Agent) circle one

Form RT-1