

Return to: North Alabama Title and Escrow, 1023 Old Monrovia Rd. NW, Huntsville, AL 35806

Reference Number: 19-1050

Mail Tax Statements to: M Frances Fowler Hodges, 1856 8th Avenue, Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

M. FRANCES FOWLER HODGES, Individually, an unmarried woman, and as Personal Representative of the Estate of EVELYN FOWLER, deceased, whose mailing address is 1856 8th Avenue, Calera, AL 35040 and WILLIAM KEITH FOWLER, a married man, whose mailing address is 2460 Mooney Road, Columbiana, AL 35051 and DONALD EDWARD FOWLER, a married man, whose mailing address is 554 Gaither Road, Boaz, AL 35956, hereinafter referred to as "Grantor"

and

M. FRANCES FOWLER HODGES, an unmarried woman, whose mailing address is 1856 8th Avenue, Calera, AL 35040, hereinafter referred to as "Grantee",


WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Fifty-Eight Thousand, Two Hundred Forty and 00/100 Dollars (\$58,240.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lots 15 and 16, in Block 54, according to the Re-survey of Russell R. Hetz property, as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

Property Address: 1856 8th Avenue, Calera, AL 35040

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded


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Shelby Cnty Judge of Probate, AL
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07/31/1978 in Book 313 Page 934 in the Office of the Judge of Probate of Shelby County, Alabama. The said Evelyn Fowler having departed this life of or about 11-24-2014 thereby vesting title to such property to M. Frances Fowler Hodges, personal representative of the Estate of Evelyn Fowler by operation of law.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.


SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed _____ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or ✓ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.


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IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 17
day of May, 20 19.

M. FRANCES FOWLER HODGES, Individually and Personal Representative of THE ESTATE
of EVELYN FOWLER, deceased

By: M. Frances Fowler Hodges (Seal)
Name: M. FRANCES FOWLER HODGES
Title: Personal Representative

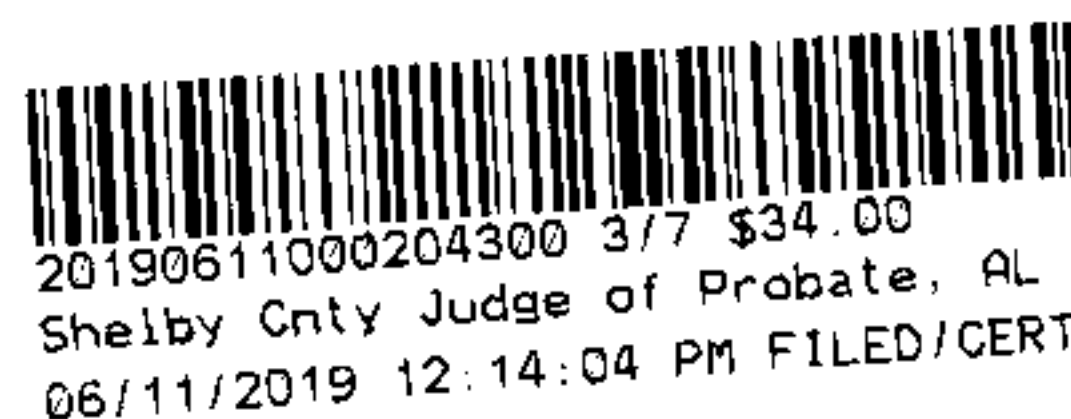
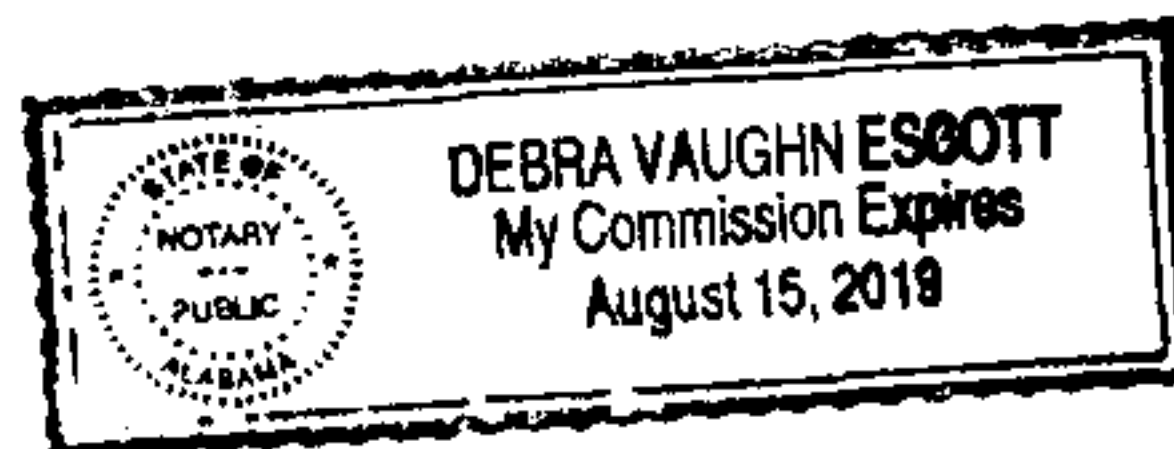
M. Frances Fowler Hodges
M. FRANCES FOWLER HODGES, Individually

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that M.
FRANCES FOWLER HODGES as Personal Representative of THE ESTATE of EVELYN
FOWLER, deceased, in his/her full and authorized capacity, whose name is signed to the
foregoing instrument and who is known to me, acknowledged before me on this day that, being
informed of the contents of the instrument, he/she executed the same voluntarily on the day the
same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 17 day of
MAY, 20 19.

Debra Vaughn Esott
Notary Public
DEBRA VAUGHN ESOTT
Print Name
My Commission expires: 8/15/2019



STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that M. FRANCES FOWLER HODGES, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 17 day of MAY, 2019.

Debra Vaughn Escott

Notary Public

DEBRA VAUGHN ESCOTT

Print Name

My Commission expires: 8/15/2019



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STATE OF ALABAMA

COUNTY OF _____

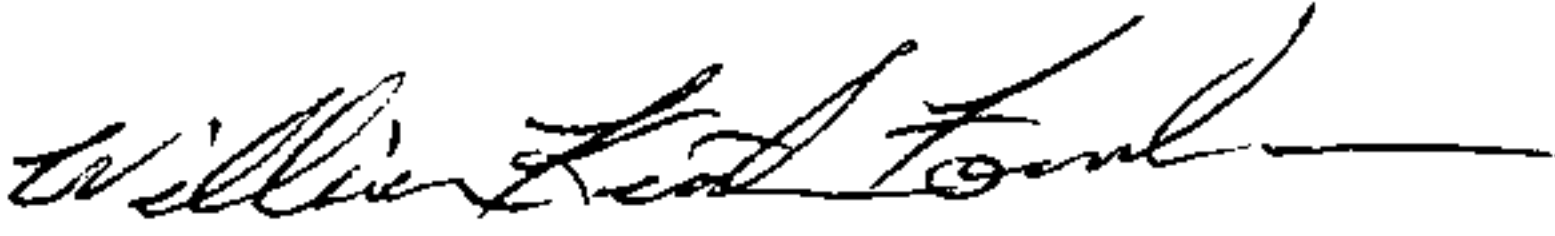
I, the undersigned Notary Public in and for said County and State, hereby certify that M. FRANCES FOWLER HODGES, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the _____ day of _____, 20____.

Notary Public

Print Name

My Commission expires:



WILLIAM KEITH FOWLER

STATE OF ALABAMA

COUNTY OF Chilton

I, the undersigned Notary Public in and for said County and State, hereby certify that WILLIAM KEITH FOWLER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 3rd day of May, 2019.




Notary Public

Angela Rachelle Wiseman
Print Name

My Commission expires:

February 26, 2023


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Donald Edward Fowler
DONALD EDWARD FOWLER

STATE OF ALABAMA
COUNTY OF Marshall

I, the undersigned Notary Public in and for said County and State, hereby certify that DONALD EDWARD FOWLER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 2nd day of May, 2019.

Mary de Slaton
Notary Public
Mary E. Slaton
Print Name
My Commission expires: 03/12/20

This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
M. Frances Fowler Hodges, 1856 8th Avenue, Calera, AL 35040
William Keith Fowler, 2460 Mooney Road, Columbiana, AL 35051
Donald Edward Fowler, 554 Gaither Road, Boaz, AL 35956

Grantee's address:
M. Frances Fowler Hodges, 1856 8th Avenue, Calera, AL 35040


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Real Estate Validation Form

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

Grantor's Name	M. Frances Fowler Hodges	Grantee's Name	M. Frances Fowler Hodges
Mailing Address	1856 8th Avenue	Mailing Address	1856 8th Avenue
	Calera, AL 35040		Calera, AL 35040
Property Address	1856 8th Avenue	Date of Sale	
	Calera, AL 35040	Total Purchase Price	\$ 58,240.00
		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 on) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-17-19

Print

Adria Bonniwell

☐ Unattested

Sign

Adria Bonniwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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