

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**  
KENDALL LOWERY  
704 WATERFORD LANE  
CALEA, ALABAMA 35040

**WARRANTY DEED**

STATE OF ALABAMA        )

SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Seventy One Thousand and 00/100 Dollars (\$171,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, HTE HOUSING, LLC, a limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto KENDALL LOWERY AND ANDREA LOWERY (herein referred to as "Grantees"), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

LOT 362, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 1,  
AS RECORDED IN MAP BOOK 27, PAGE 137, 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.

\$162,100 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A FIRST  
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by DOUG DALE, as Member of HTE HOUSING, LLC, a limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 27 day of JUNE, 2019.

HTE HOUSING, LLC

By: [Signature]  
DOUG DALE, MEMBER

STATE OF Indiana )  
Martin COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DOUG DALE, whose name as Member of HTE HOUSING, LLC, a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27 day of JUNE, 2019,

[Signature]  
Notary Public

My Commission Expires: 12/28/19



Real Estate Sales Validation Form

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

Grantor's Name HTE Housing LLC  
Mailing Address 9100 Keystone Crossing  
Suite 610  
Indianapolis IN 46240

Grantee's Name Kendall Owen Lacey  
Mailing Address 704 Waterford Lane  
Calera AL 35040

Property Address 704 Waterford Lane  
Calera AL 35040

Date of Sale 6/28/2019  
Total Purchase Price \$ 171,000  
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 one) (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 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 6/28/2019

Print George Vaughn  
Sign \_\_\_\_\_

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2019 09:01:01 AM  
\$30.00 CHARITY  
20190701000233050

*Alvin S. Bayl*