

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

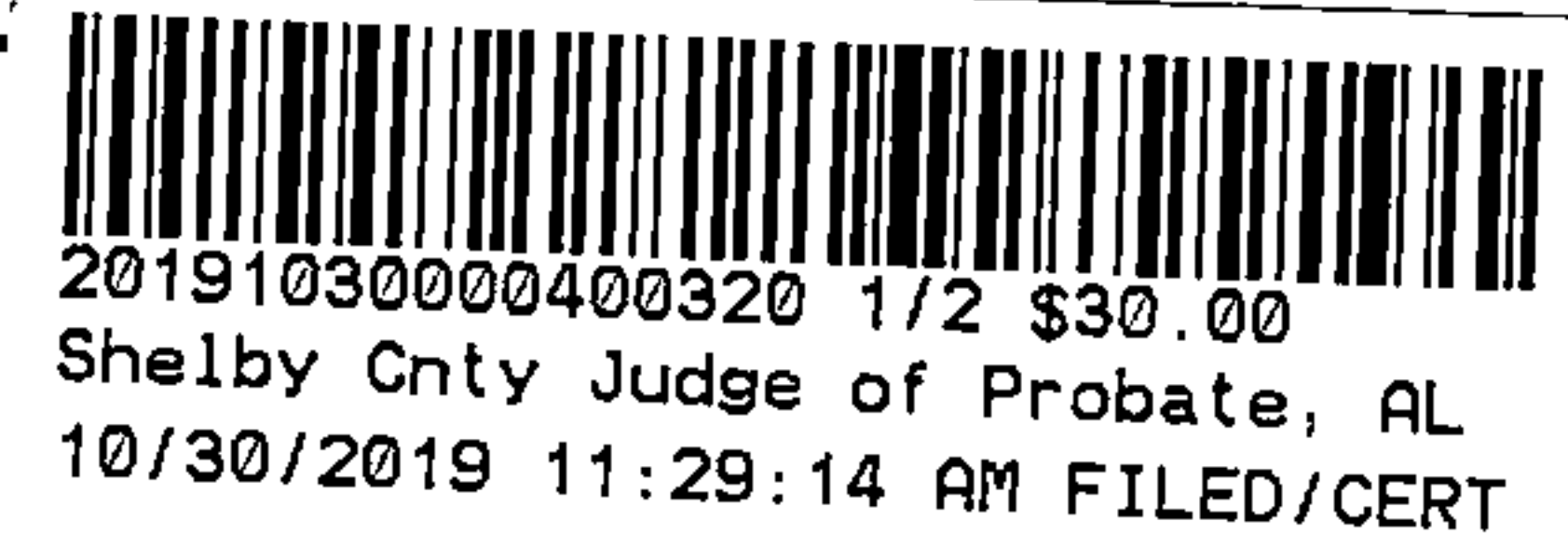
This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Nancy W. Hammond
161 Hawks View Dr
Leeds AL 35094

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronald L. Lowery and wife, Janet L. Lowery**, grant, bargain, sell and convey unto, **Nancy W. Hammond**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1-D, according to the resurvey of Lots 1 & 1A Nancy Hammond Family Subdivision, a resubdivision of Lot 1 of Between the Oaks, A Family Subdivision, as recorded in Map Book 51, Page 70, Probate Office, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

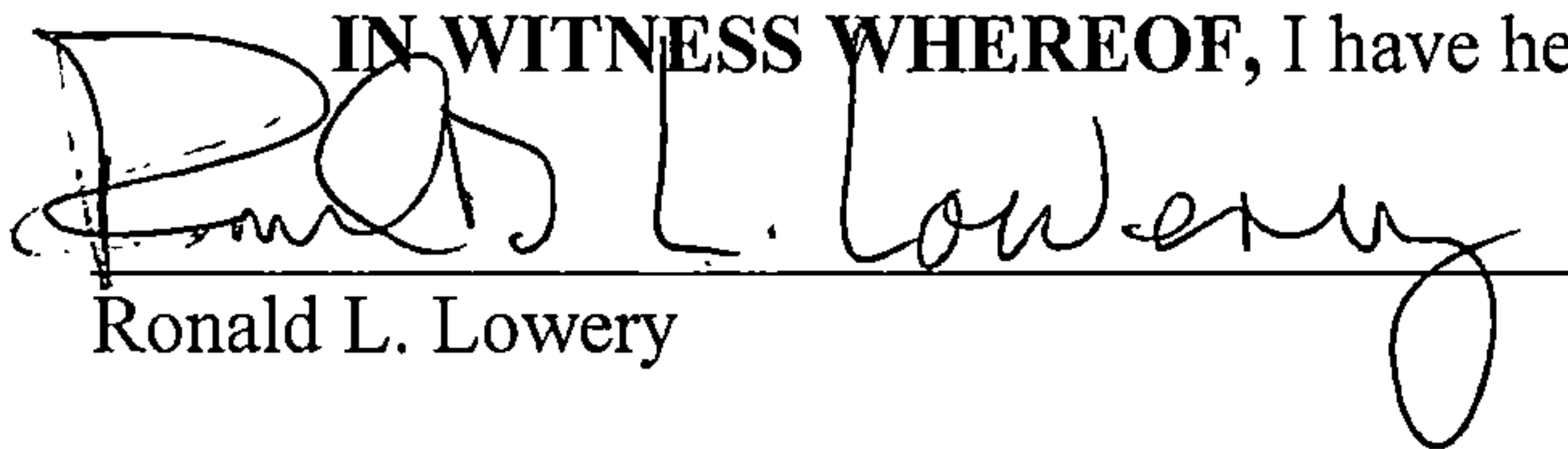
Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way and permits of record.

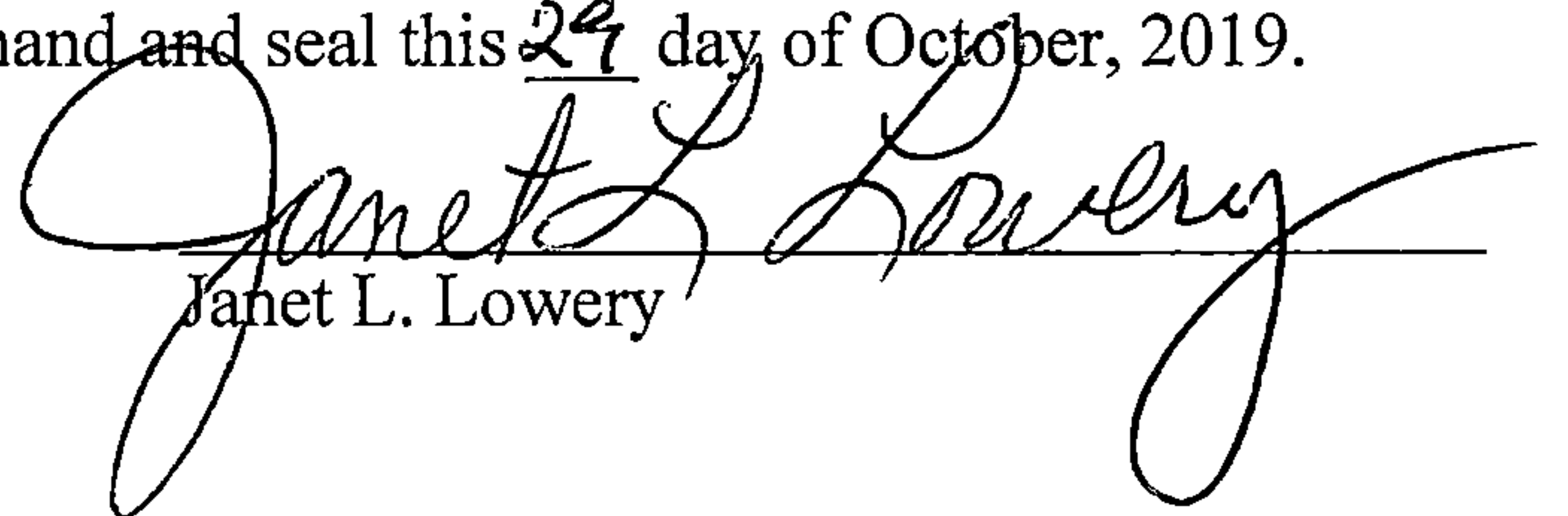
This property constitutes no part of the homestead of the grantor, or of his/her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of October, 2019.

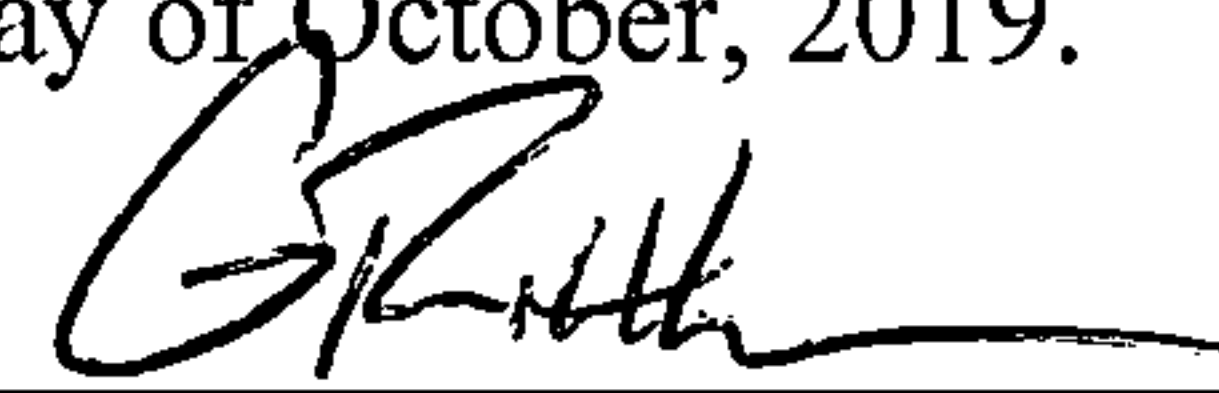

Ronald L. Lowery


Janet L. Lowery

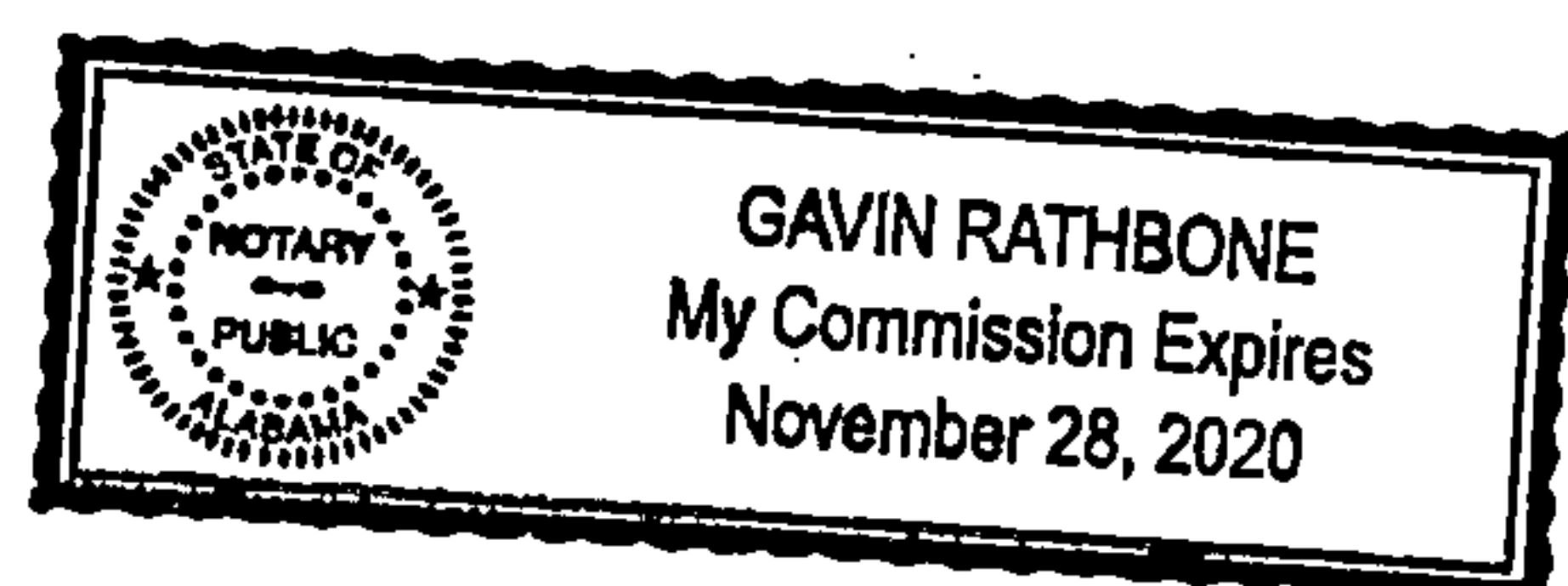
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Ronald L. Lowery and Janet L. 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 this 29 day of October, 2019.



Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Daniel Lowery
Mailing Address 185 Hawks View Dr
Leeds AL 35094

Grantee's Name Nancy W. Hamm
Mailing Address 161 Hawks View Dr
Leeds AL 35094

Property Address 161 Hawks View Dr
Leeds

Date of Sale 10-28-19
Total Purchase Price \$ 5,000

or
Actual Value \$

or
Assessor's Market Value \$

Shelby County, AL 10/30/2019
State of Alabama
Deed Tax: \$5.00

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 to Amend Property Line

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 10-28-19

Print Nancy W. Hamm

☐ Unattested

Sign [Signature]

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20191030000400320 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
10/30/2019 11:29:14 AM FILED/CERT

Form RT-1