

20200701000270740
07/01/2020 09:59:50 AM
DEEDS 1/3

Commitment Number: 26976309
Seller's Loan Number: 0421952409

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
137353001002002

GENERAL WARRANTY DEED

Gary L. Lovett and Carol J. Lovett, who acquired title as Carol J. Lovell, husband and wife, whose mailing address is **610 OLDE TOWNE WAY ALABASTER, AL 35007**, hereinafter grantors, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Gary L. Lovett and Carol J. Lovett, husband and wife**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **610 OLDE TOWNE WAY ALABASTER, AL 35007**, the following real property:

Lot 2, according to the Survey of Olde Town Forest, as recorded in Map Book 9, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title Deed in Instrument No : 2001-45437

Property Address is: 610 OLDE TOWNE WAY ALABASTER, AL 35007

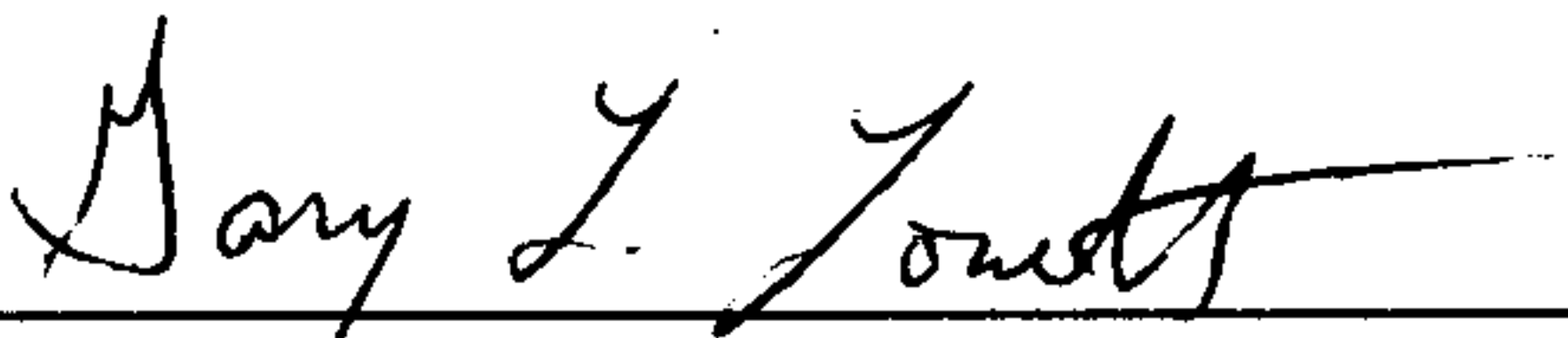
Prior instrument reference: 2001-45437


Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 18, 2020, 2020:

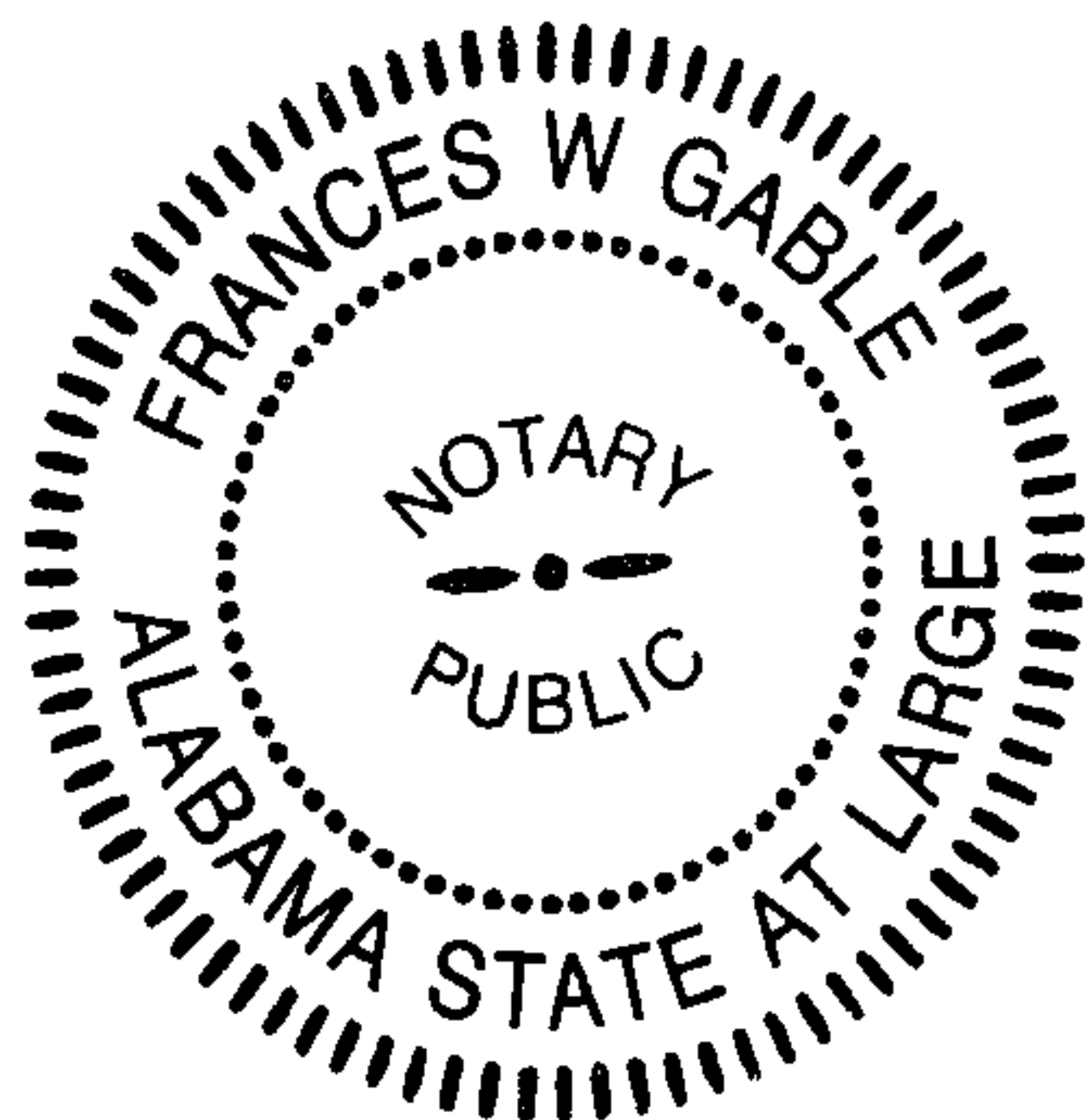

Gary L. Lovett



Carol J. Lovett, who acquired title
as Carol J. Lovell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Gary L. Lovett and Carol J. Lovett, who acquired title as Carol J. Lovell** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 18th day of June, 20 20




Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Gary L. Lovett
and Carol J. Lovett,
wata Carol J. Lovell

Mailing Address 610 OLDE TOWNE WAY
ALABASTER, AL 35007

Property Address 610 OLDE TOWNE WAY
ALABASTER, AL 35007

Grantee's Name Gary L. Lovett
and Carol J. Lovett

Mailing Address 610 OLDE TOWNE WAY
ALABASTER, AL 35007

Date of Sale _____
Total Purchase Price \$10.00
or
Actual Value \$
or
Assessor's Market Value \$200,270.00

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 Revenue Commission / Tax Collector

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 6-18-2020

Print Gary L. Lovett

Sign

Gary L. Lovett
(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL (verified by)
07/01/2020 09:59:50 AM
\$30.00 CATHY
20200701000270740

Allen S. Beyle

Form RT-1