

This Instrument was Prepared by:

Send Tax Notice To: Landon Ray Lowery

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

19089 River Dr.
Shelby AL 35143

File No.: MV-20-26521

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary B. McGinty**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Landon Ray Lowery**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

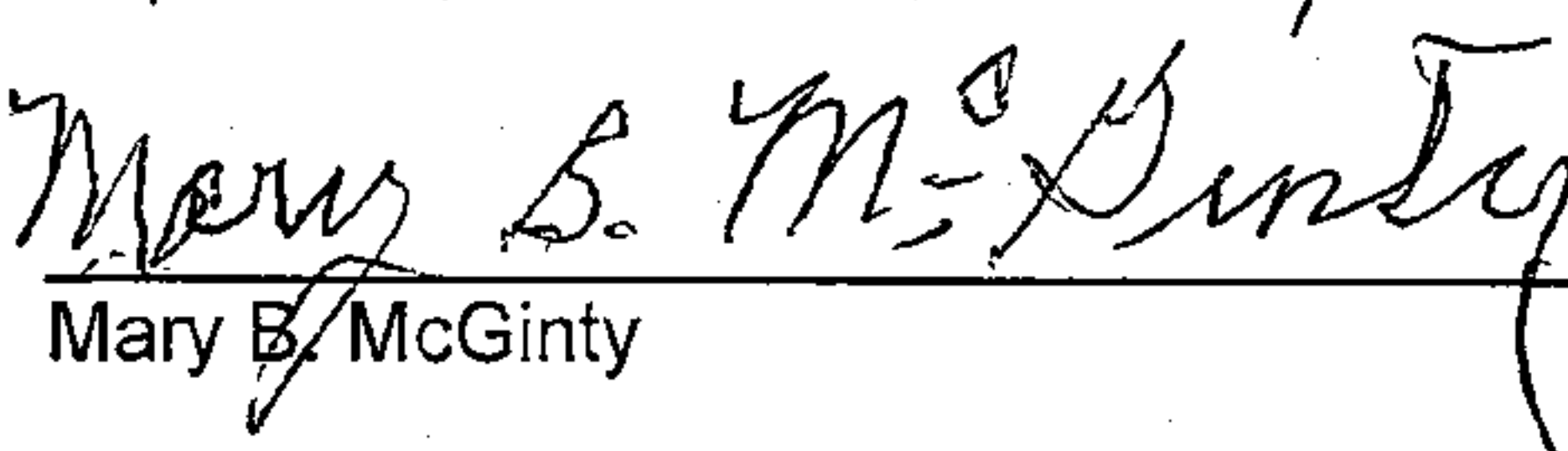
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of September, 2020.

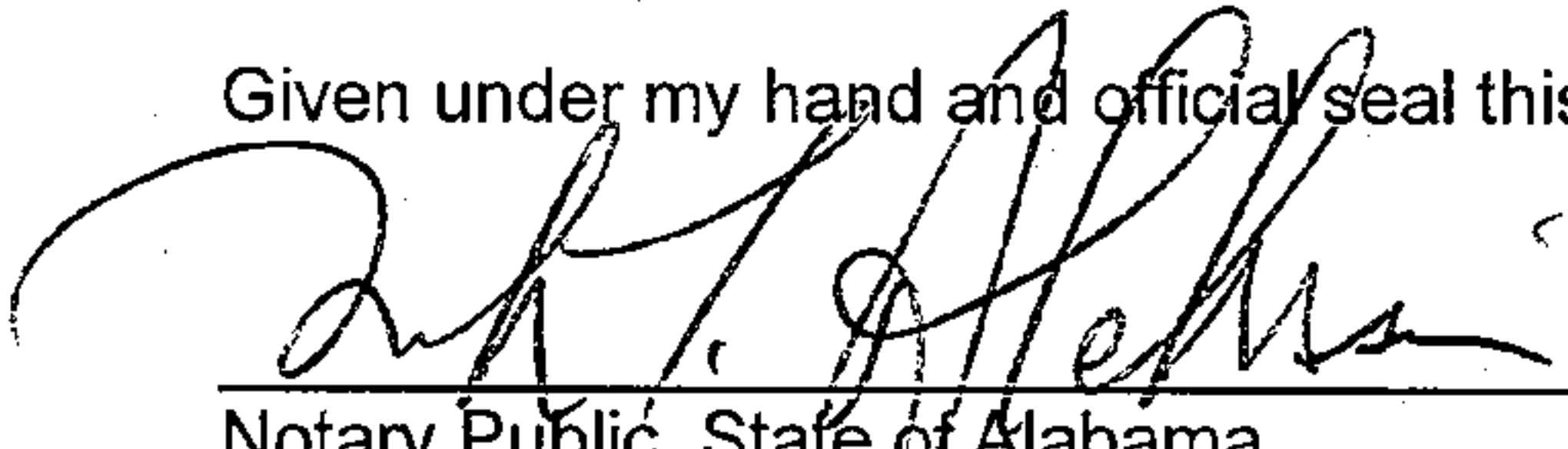

Mary B. McGinty

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary B. McGinty, 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 the 18th day of September, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

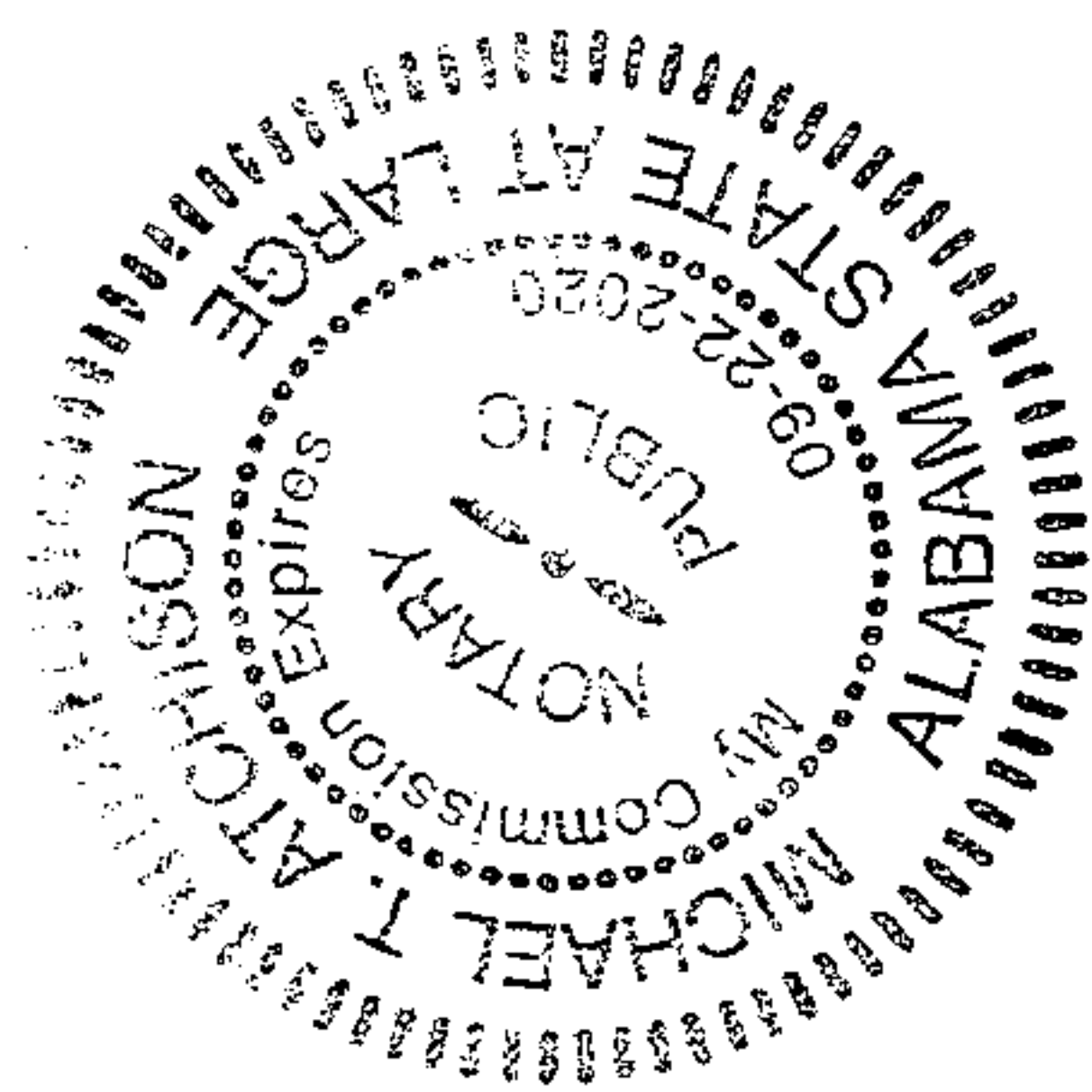


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

Lot 5, according to a survey of the 1987 Addition to Shelby Shores, as recorded in Map Book 12, Page 23, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Parcel II:

Also, Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 22 South, Range 2 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 330.79 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 426.69 feet, to the South right-of-way of Shelby County Hwy. No. 42; thence turn a deflection angle of 154 deg. 09 min. 23 sec. to the right and run a distance of 1458.28 feet; thence turn a deflection angle of 41 deg. 54 min. 40 sec. to the left and run a distance of 555.98 feet; thence turn a deflection angle of 94 deg. 40 min. 00 sec. to the left and run a distance of 194.00 feet, to the point of beginning; thence continue in the same direction a distance of 60.00 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 120.00 feet to a point on the shore line of Lay Lake Reservoir; thence turn a deflection angle of 99 deg. 27 min. 44 sec. to the right and run along said shore line a distance of 60.83 feet; thence turn a deflection angle of 80 deg. 32 min. 16 sec. to the right and run a distance of 110.00 feet, to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, Township 22 South, Range 2 East, Shelby County, Alabama.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 702.35 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 deg. 08 min. 48 sec. and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 deg. 35 min. 47 sec. and run Northeast 139.55 feet to the end of said 30-foot right-of-way and the beginning of a 60-foot right-of-way, 30 feet on each side of the following described centerline; thence turn right 98 deg. 35 min. 09 sec. and run Southeast 37.74 feet; thence turn left 41 deg. 54 min. 40 sec. and run Southeast 600 feet, more or less, to the edge of Lay Lake and the end of said centerline.

Also, a non-exclusive right-of-way for ingress, egress, and utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 702.35 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 deg. 08 min. 48 sec. and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 deg. 35 min. 47 sec. and run Northeast 139.55 feet to the end of said 30-foot right-of-way and the beginning of a 60-foot right-of-way, 30-feet on each side of the following described centerline: thence turn right 98 deg. 35 min. 09 sec. and run Southeast 37.74 feet; thence turn left 41 deg. 54 min. 40 sec. and run Southeast 539.12 feet; thence turn left 94 deg. 40 min. 00 sec. and run Northeast 285.56 feet; to the end of said centerline.

Parcel Two shall be used for boat launching and boat house purposes only and for no other purposes. Subject to terms and conditions in Real Book 182, Page 610, Probate Office Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2020 03:57:17 PM
\$78.00 JESSICA
20200918000420690

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Mary B. McGinty	Grantee's Name	Landon Ray Lowery
Mailing Address	147 Madison Dr. Tusculum, AL 35173	Mailing Address	19089 River Drive Shelby AL 35143
Property Address	River Drive Shelby, AL 35143	Date of Sale	September 18, 2020
		Total Purchase Price	\$50,000.00
		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 one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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	August 28, 2020	Print	Mary B. McGinty
Unattested		Sign	<i>Mary B. McGinty</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one