

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

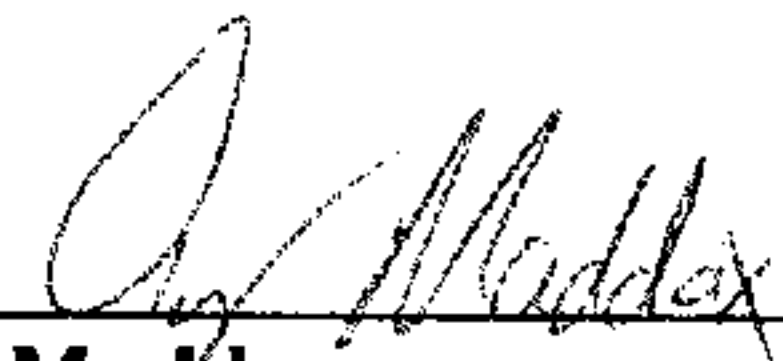
KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Seventeen Thousand and No/100 Dollars (\$417,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Grady Maddox and Claire Maddox, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Shannon Rae Marlow and Kenneth Tyler Marlow (Grantees)**, the following descibed real estate situated in Shelby county, Alabama to wit:
Lot 10-9A, in Block 10, according to the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 99 Hawthorn Street, Birmingham, AL 35242.

To Have and to Hold to the said grantee, their assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 2nd day of October, 2020.



Grady Maddox

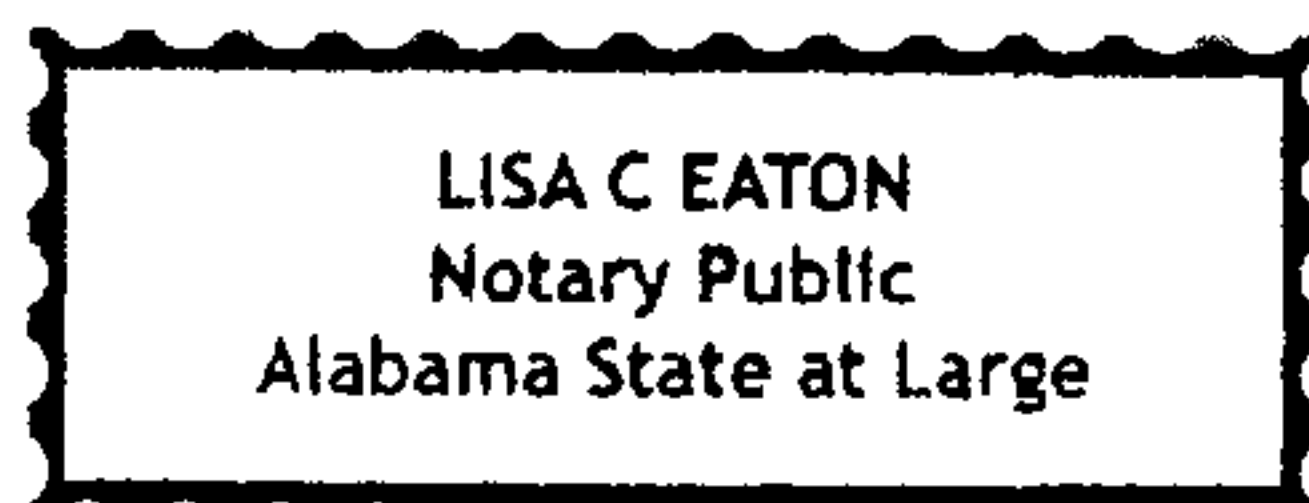



Claire Maddox

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Grady Maddox and Claire Maddox**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 and official seal this the 2nd day of October, 2020.





NOTARY PUBLIC
My Commission Expires: 3/23/2024

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Grady Maddox & Claire Maddox
Mailing Address 21 Owls Hollow
Leeds, AL 35094

Grantee's Name Shannon Rae Marlow
Mailing Address 112 Tintern Abbey
Alabaster, AL 35007

Property Address 99 Hawthorn Street
Birmingham, AL 35242

Date of Sale 10/02/2020
Total Purchase Price \$ 417000.00
or
Actual Value \$
or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2020 03:48:58 PM
S108 50 CHERRY
20201006000454000

Leanne G. Ward

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 (checked)
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

Print Leanne G Ward

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one