

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

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

Send Tax Notice to:
Nicholas Lowery
344 Highway 307
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand Five Hundred Ninety Three Dollars and 57/100 (\$35,593.57)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dewayne Jones, a married man**, grant, bargain, sell and convey unto, **Nicholas Lowery**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 17, 18, 19, 20, 21, 22, 23, 24 and 25, in Block 94, according to Safford’s Survey of the Town of Shelby, Alabama, as recorded in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

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

Subject to taxes for 2021 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.
\$31,000.00 of the above-recited consideration was paid from a first mortgage recorded 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, 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 10th day of February, 2021.

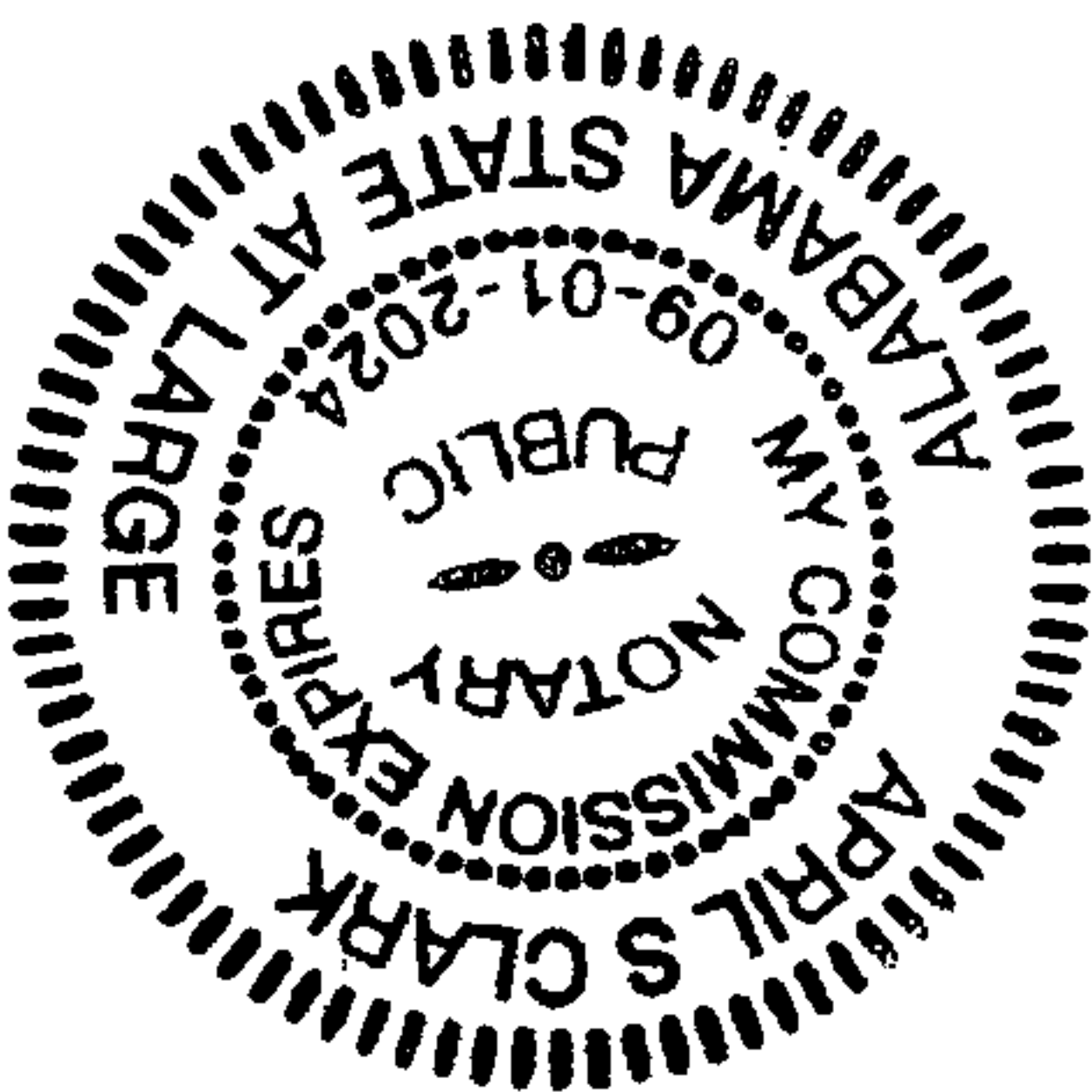
Dewayne Jones

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Dewayne Jones
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 10th day of February, 2021.

April Clark
Notary Public
My Commission Expires: 9/1/2024



Real Estate Sales Validation Form

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

Grantor's Name Dwaine Jones
Mailing Address 8413 WILCOVE WAY
Prattville, AL
36067

Grantee's Name Nicholas Lowery
Mailing Address 344 Hwy 307
Shelby, AL
35143

Property Address 344 Hwy 307
Shelby, AL
35143

Date of Sale 2-10-21
Total Purchase Price \$ 35,543.97
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 _____

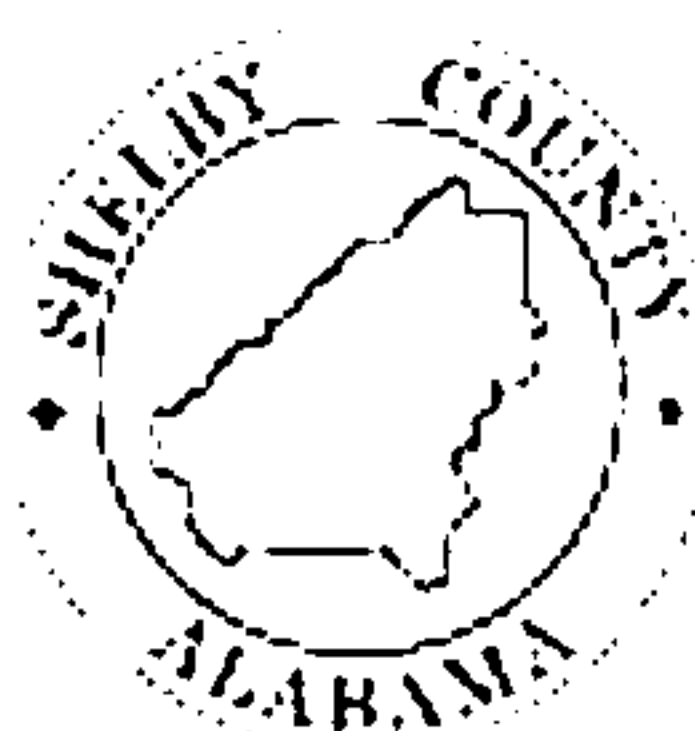
Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2021 12:49:59 PM
\$30.00 CHARITY
20210211000072040

Allen S. Bayl