

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lowe and Associates, LLC
101 Mildred Street
Columbiana, Al 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$170,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jean F. Lowe, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Lowe and Associates, ,LLC (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"- Legal Description

SUBJECT TO:

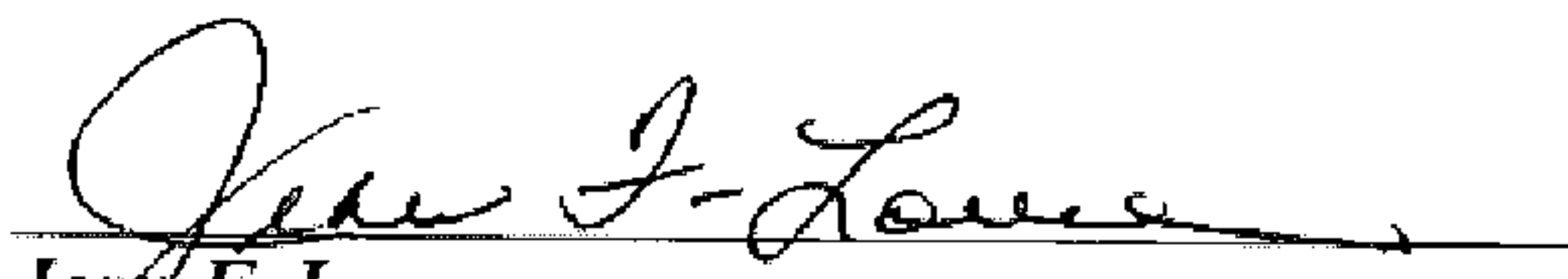
1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.
3. No part of the homestead of the Grantor herein or her spouse.

Jean F. Lowe is the surviving grantee in Instrument # 1994-01388 and Real Book 336 Page 272, the other Grantee, Johnny L. Lowe is deceased, having died June 6, 2002.

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 9 day of March, 2021.


Jean F. Lowe

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jean F. Lowe**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 2021.


Notary Public
My Commission Expires 2/2/24

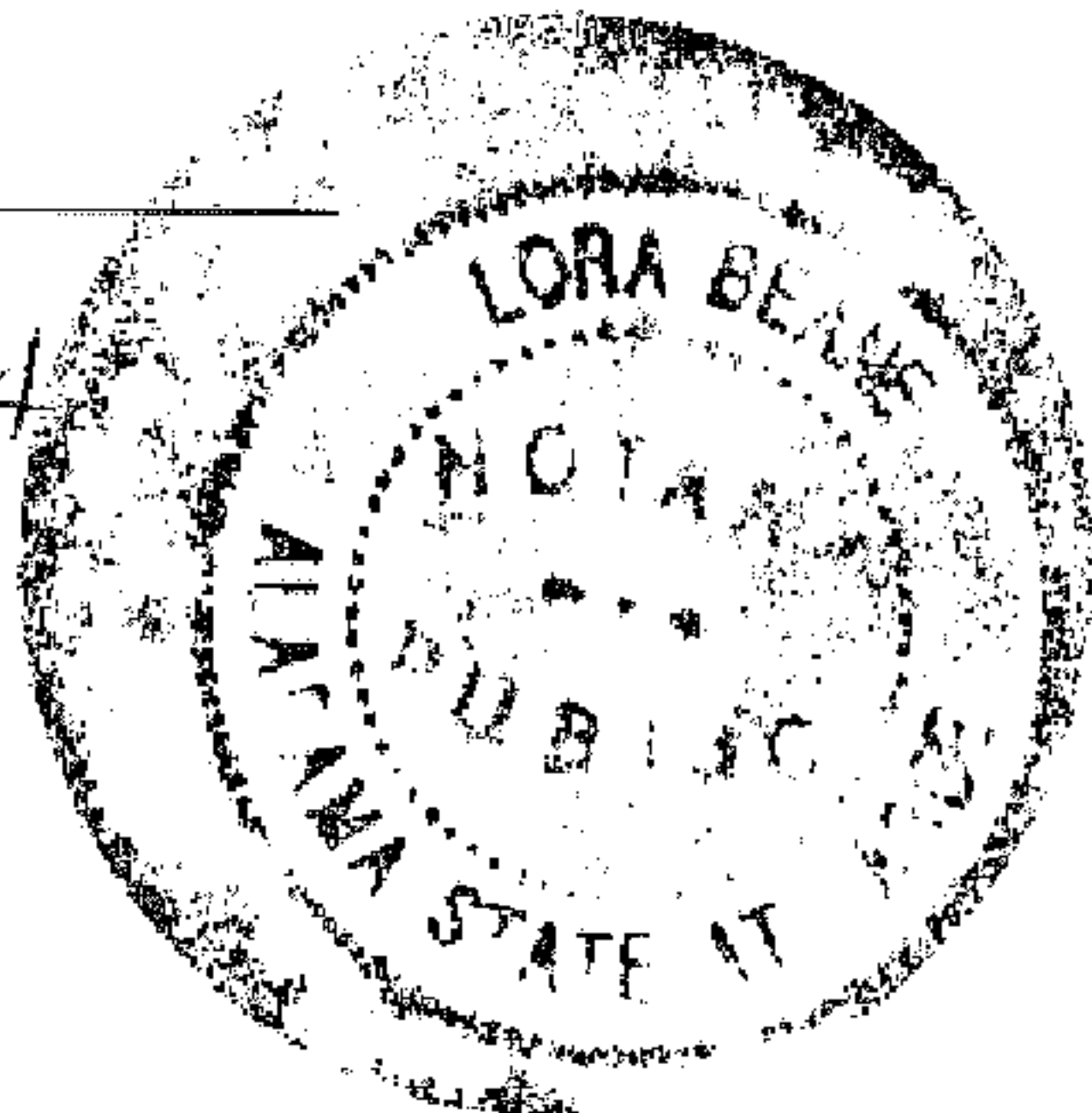
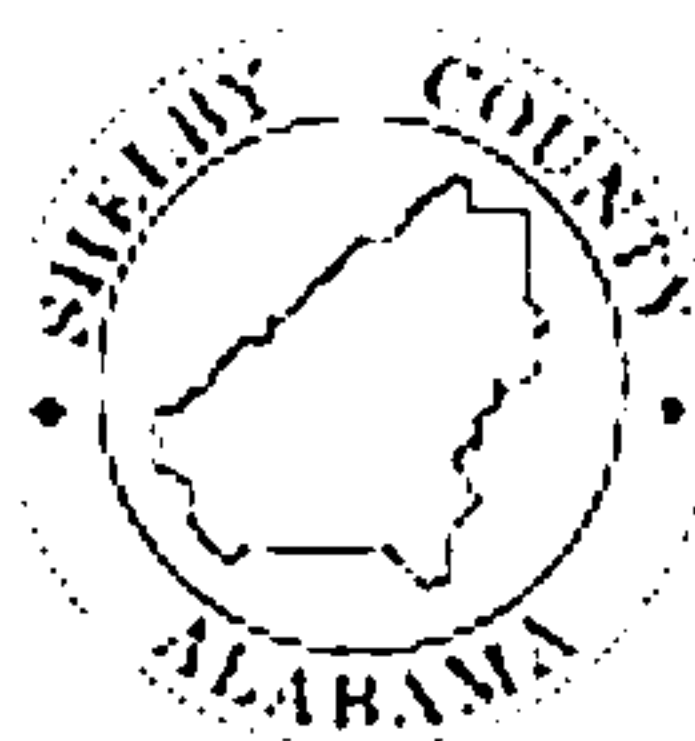


Exhibit "A"- Legal Description

A parcel of land in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence run South along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 26, a distance of 12.00 feet; thence turn right 99 degrees 00 minutes 37 seconds and run Northwesterly a distance of 155.90 feet; thence turn right 79 degrees 58 minutes 37 seconds and run Northerly a distance of 227.00 feet; thence turn 89 degrees 57 minutes 30 seconds and run Westerly 79.70 feet to the point of beginning; thence turn right 91 degrees 23 minutes 00 seconds and run Northerly a distance of 275.13 feet to a point on the Southerly line of Mildred Street; thence turn left 89 degrees 50 minutes 00 seconds and run Westerly along said Mildred Street a distance of 92.00 feet; thence turn left 91 degrees 24 minutes 30 seconds and run Southerly a distance of 277.55 feet; thence turn left 90 degrees 08 minutes 30 seconds and run Easterly a distance of 86.00 feet to the point of beginning. Situated in Shelby County, Alabama.
According to survey of Amos Cory, RLS #10550, dated March 26, 1991.

Commence at the Southeast corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West; thence run Southerly along the East boundary line of said Section 26, a distance of 12.0 feet to an iron monument found in place; thence turn an angle of 99 degrees 00 minutes 37 seconds to the right and run a distance of 155.90 feet to a point; thence turn an angle of 79 degrees 58 minutes 37 seconds to the right and run a distance of 227.0 feet to an iron found at the Southwest corner of the City Hall lot; thence turn an angle of 89 degrees 57 minutes 30 seconds to the left and run Westerly a distance of 26.01 feet to a point on the East edge of a sidewalk; thence turn an angle of 92 degrees 23 minutes 00 seconds to the right and run Northerly along said sidewalk, a distance of 132.75 feet to the point of beginning; thence continue along the same line of direction for a distance of 22.07 feet to a point; thence turn an angle of 15 degrees 02 minutes 00 seconds to the right and continue along the East edge of said sidewalk a distance of 130.70 feet to a point; thence turn an angle of 74 degrees 34 minutes 00 seconds to the right and run along the South edge of a sidewalk on the South side of Mildred Street, for a distance of 53.45 feet to a point; thence turn an angle of 88 degrees 10 minutes 15 seconds to the right and run Southerly a distance of 149.39 feet to a point; thence turn an angle of 92 degrees 26 minutes 13 seconds to the right and run a distance of 93.16 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.
Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/12/2021 08:23:09 AM
 \$198.00 KIMBERLY
 20210312000123590

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name
 Mailing Address

Jean F. Lowe
319 Mildred Street
Columbiana, AL
35051

Grantee's Name
 Mailing Address

Lowe and Associates, LLC
101 Mildred Street
Columbiana, AL
35051

Property Address

101 Mildred Street
Columbiana, AL
35051

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ *170,000.00*

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 *tax value*

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