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03/17/2021 01:03:19 PM
DEEDS 1/3

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park South, Suite 224
Birmingham, AL 35226

Send tax notice to:
David Lovell & Janet Lovell
165 Fairview Lane
Montevallo, AL 35115

State of Alabama
County of Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Donald E. Campbell, Personal Representative of the Estate of Othea H. Sanders, deceased, Probate Case No. PR-2020-000989, Shelby County, Alabama**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Lovell and Janet Lovell, married husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

165 Fairview Lane, Montevallo, AL 35115

Legal Description: Lot 20, according to the Survey of Fairview, as recorded in Map Book 22, page 135, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2020 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$0 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith. Be it further known that Othea H. Sanders was the surviving grantee of that certain deed recorded in Book 2000, Page 15396 in the Probate Court of Jefferson County, Alabama; with the other grantee Agrethia K. Sanders having died on September 16, 2020.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that we 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, we have hereunto set our hand(s) and seal(s) this the ^{16th} ~~17th~~ day of March, 2021.

Donald E. Campbell

Donald E. Campbell, Personal Representative of the Estate of Othea H. Sanders, deceased, Probate Case No. PR-2020-000989, Shelby County, Alabama

STATE OF ~~ALABAMA~~ FLORIDA
COUNTY OF ~~JEFFERSON~~ BAY

I, Scott Colvin

Notary Public in said and for said County, in said State, hereby certify that Donald E. Campbell, Personal Representative of the Estate of Othea H. Sanders, deceased, Probate Case No. PR-2020-000989, Shelby County, Alabama, whose name is signed to the foregoing conveyance in his representative capacity, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

16th

Given under my hand and official seal this the ~~17th~~ day of March, 2021.

[SEAL]



Scott Colvin
Notary Public FLORIDA AT LARGE
ACE

Real Estate Sales Validation Form

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

Grantor's Name Donald Campbell
Mailing Address 8410 Thomas Dr #1
PCB, FL 32408

Grantee's Name David + Janet Lovell
Mailing Address 145 Fairview Lane
Montevallo AL 35115

Property Address 145 Fairview Lane
Montevallo AL 35115

Date of Sale 3/17/2021
Total Purchase Price \$ 227,500.00
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
- 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 3/17/2021

Print Mary Stewart Nelson Thompson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2021 01:03:19 PM
\$255.50 MIST
20210317000134400

Allen S. Reed