

20210430000216640
04/30/2021 03:12:00 PM
DEEDS 1/4

This instrument was Prepared by:

Send Tax Notice To: Preston Crider

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

File No.: MV-21-27203

2845 Bear Creek Rd.
Sterrett, AL 35147

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Three Hundred Fifty Six Thousand Dollars and No Cents (\$356,000.00), 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, Milton Gowins, Jr. a single man; Dennis C. Gowins, a single man and Patti Gowins Swanson, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Preston Crider, (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 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$338,632.00 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 30th day of April, 2021.

Milton Gowins, Jr.
Milton Gowins Jr.

Patti Gowins Swanson
Patti Gowins Swanson

State of Alabama

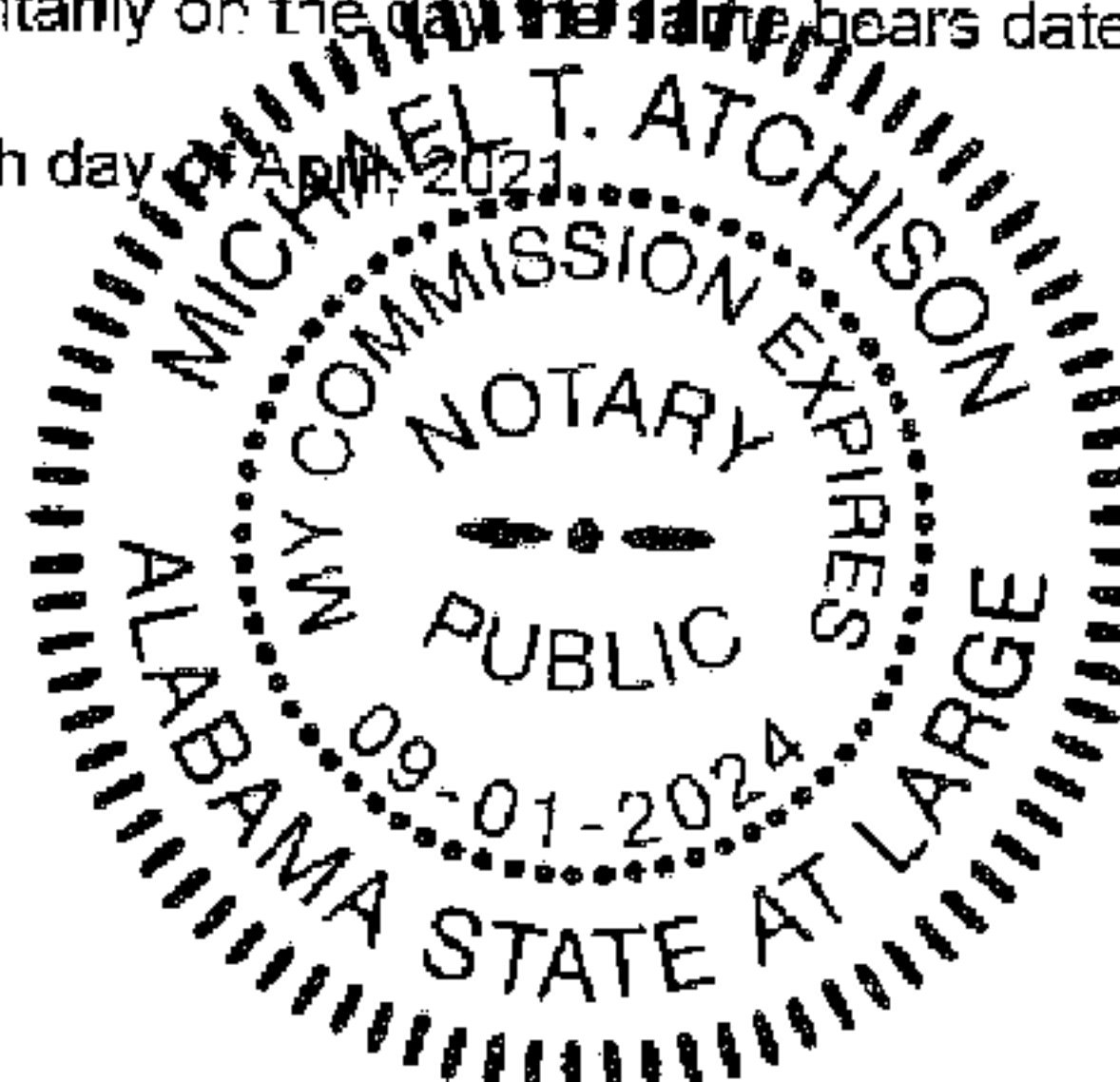
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Milton Gowins, Jr. and Patti Gowins Swanson, 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 30th day of April, 2021.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 01, 2024



Dennis C. Gowins
Dennis C. Gowins

STATE OF Florida
COUNTY OF Levy

I, Betsy Ennis-Short, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dennis C. Gowins**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2021.



Betsy Ennis-Short
Notary Public
My Commission Expires

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: Lot #13 of Mountain Oaks as recorded in Map Book 10, Page 74 in the Office of the Probate Office of Shelby County, Alabama.

PARCEL 2: Begin at the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 1 West; thence in a westerly direction along the North boundary of said quarter-quarter section for 697.41 feet to the point of beginning; thence continue westerly along the North boundary 652.27 feet; thence turning an angle of 92 degrees 04 minutes 48 seconds to the left in a southerly direction 122.46 feet; thence turning an angle of 87 degrees 55 minutes 12 seconds to the left in an easterly direction 509.17 feet; thence turning an angle of 40 degrees 23 minutes to the left in a northeasterly direction 190.81 feet to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Milton Gowins Jr. Dennis C. Gowins Patti Gowins Swanson	Grantee's Name	Preston Crider
Mailing Address	<u>1670 Indian Crest Dr</u> <u>Indian Springs, AL 35124</u>	Mailing Address	<u>2845 Bear CK Rd</u> <u>Sterrett AL 35147</u>
Property Address	<u>2845 Bear Creek Rd.</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>April 30, 2021</u>
		Total Purchase Price	<u>\$356,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 April 27, 2021

Print Milton Gowins Jr.

Unattested

Sign Milton Gowins Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2021 03:12:00 PM
\$48.50 CHERRY
20210430000216640

Allen S. Byrd

Form RT-1