

SEND TAX NOTICE TO:
Daniel G. Lowe
308 Panther Trail
Pelham, Alabama 35124

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20210510000229490
05/10/2021 08:09:09 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Fifty Nine Thousand dollars & no cents (\$259,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Jacqueline C. Lund nka Jacqueline Carol Lund Pearson and John H. Pearson, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Daniel G. Lowe and Ashlyn S. Lowe

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF PANTHER RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$238,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

25' building setback line on front of said lot as shown on recorded plat/map.

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to gas, oil, sand, and gravel in, on and under subject property.

Declaration of Protective Covenants as set out in Instrument #2003-490750, in the Probate Office.

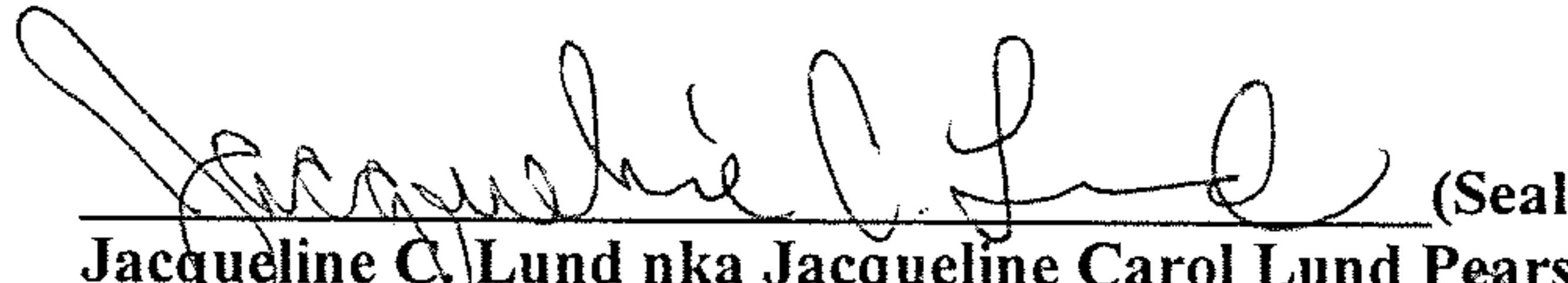
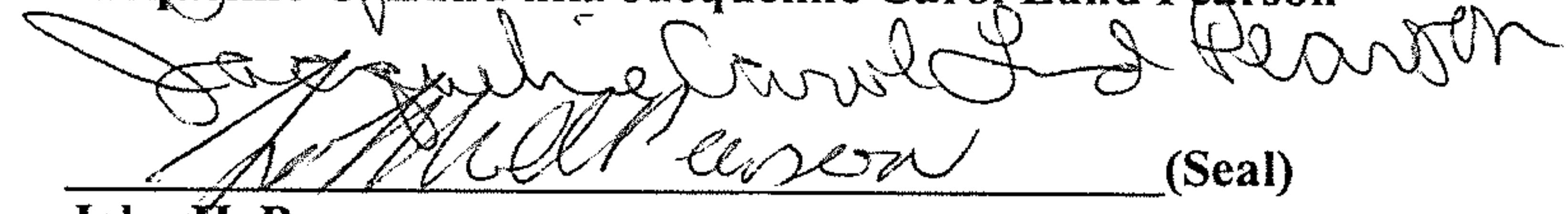
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139, page 60, in the Probate Office.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 31, Page 118.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 hereby 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 grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), May 6, 2021.


 Jacqueline C. Lund nka Jacqueline Carol Lund Pearson (Seal)

 John H. Pearson (Seal)

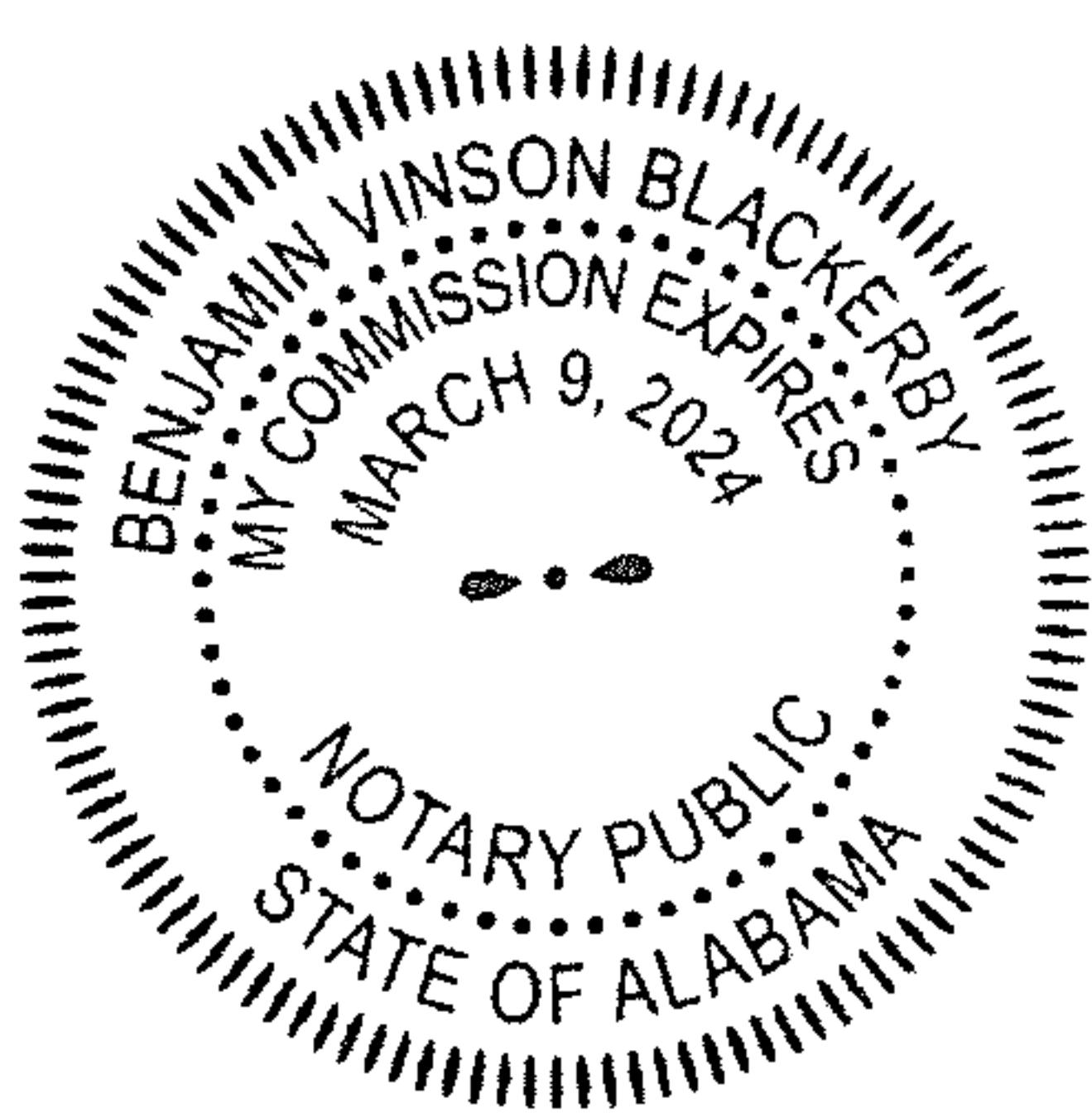
STATE OF ALABAMA

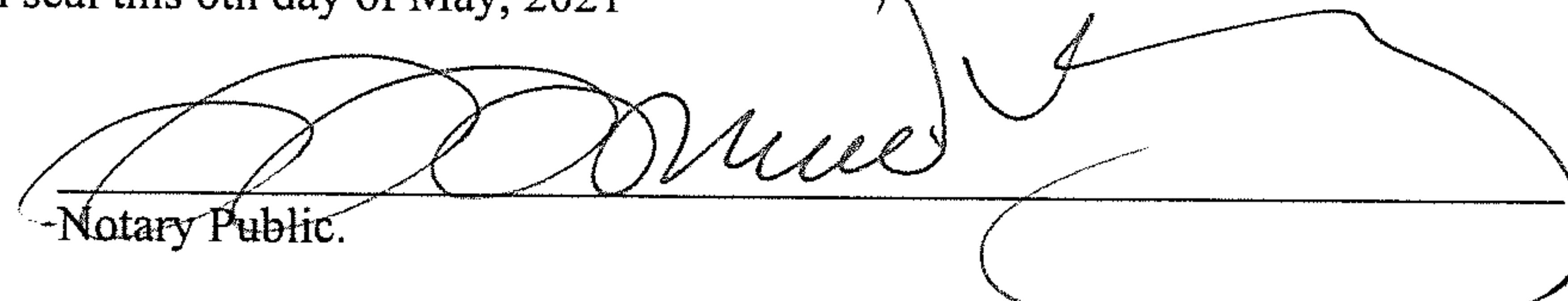
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jacqueline C. Lund nka Jacqueline Carol Lund Pearson and John H. Pearson, wife and husband**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2021




 Notary Public. (Seal)
 My Commission Expires: 3-9-24

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jacqueline C. Lund nka Jacqueline Grantee's Name Daniel G. Lowe and Ashlyn S. Lowe
 Carol Lund Pearson and
 John H. Pearson

Mailing Address 127 Hayesbury Lane
 Pelham, Alabama 35124

Mailing Address 308 Panther Trail
 Pelham, Alabama 35124

Property Address 308 Panther Trail
 Pelham, Alabama 35124

Date of Sale 05/06/2021

Total Purchase Price \$259,000.00

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 currency 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 5/6/21

Print Daniel G. Lowe

Unattested



Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/10/2021 08:09:09 AM
 \$288.00 CHERRY
 20210510000229490

