

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 DOLLARS (\$3,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Pearline Walker, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Carolyn Diane Cowlin (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NE¹/₄ of NE¹/₄ Section 35, Township 21 South, Range 1 West, described as follows: Begin at the SE corner of said ¹/₄-¹/₄ Section and run North along East line a distance of 99 yards; thence West 121 yards; thence South 99 yards to South line of said ¹/₄-¹/₄ Section; thence East to point of beginning.

Also, commence at the northeast corner of the SE¹/₄ of NE¹/₄, Section 35, Township 21 South, Range 1 West, and run in a southerly direction along the east boundary line of said quarter-quarter section a distance of 15.0 feet to the point of beginning in the center of old dirt road; thence run in a westerly direction along the center of said dirt road a distance of 362 feet to the point of ending on the west property line of the B. E. McClanahan property. Said strip of land being approximately 12.0 feet wide on each side of centerline of said dirt road and is lying in the SE¹/₄ of NE¹/₄, NE¹/₄ of NE¹/₄, Section 35, Township 21 South, Range 1 West.

GRANTOR is the surviving grantee named in deeds recorded in Deed Book 257 page 167 and Deed Book 284 page 600 in the Probate Office of Shelby County, Alabama, the other grantee, John Walker, having died in 1991 while married to GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and



20210728000364370 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
07/28/2021 12:07:20 PM FILED/CERT

administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 28th day of July, 2021.

Pearline Walker

Pearline Walker

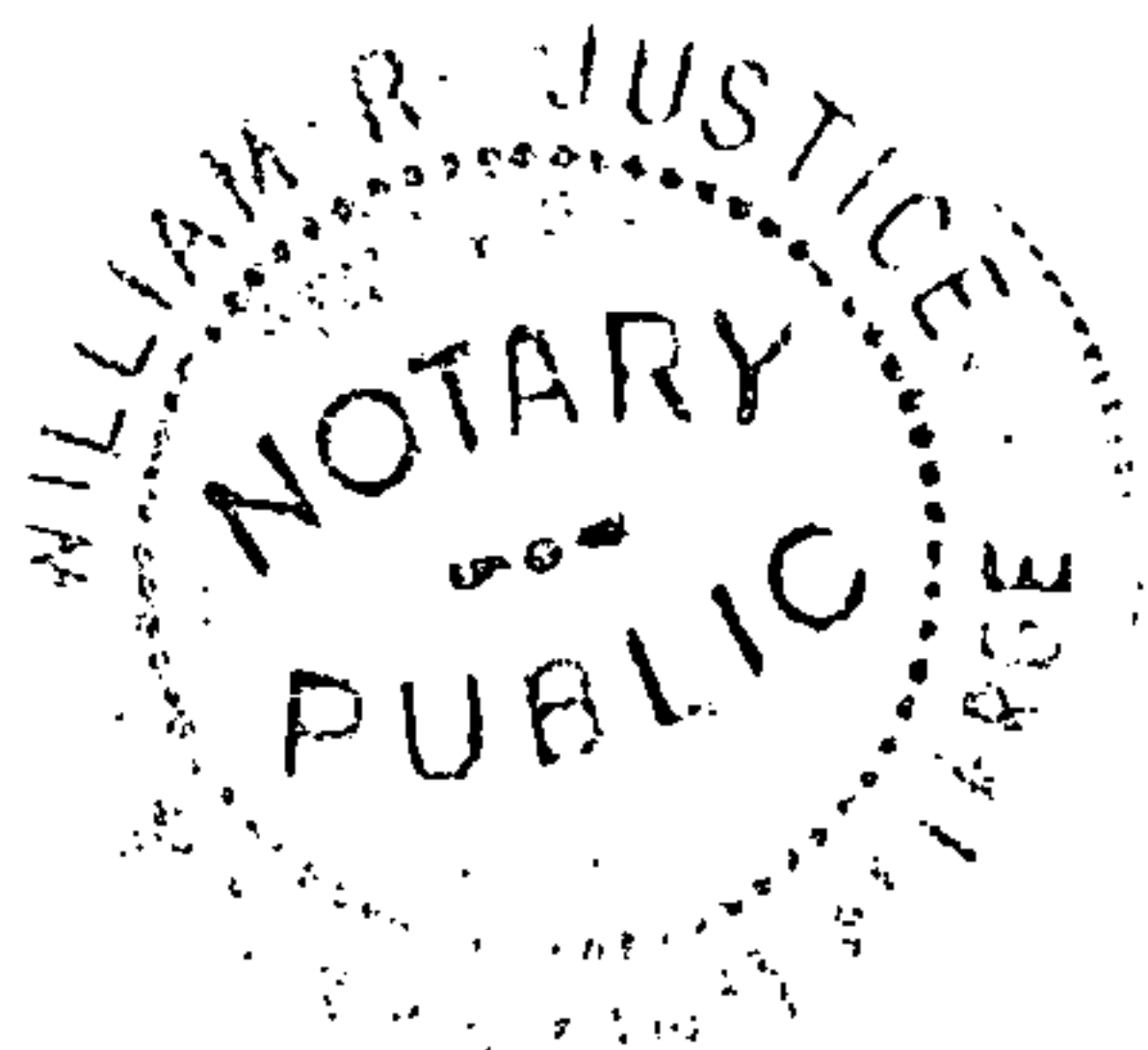
Rebecca Bryant

By Rebecca Bryant as agent under a power of attorney

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Bryant, whose name as agent for Pearline Walker under a power of attorney, 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 and with full authority for and as the act of Pearline Walker on the day the same bears date.

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



William R Justice
Notary Public

My commission expires: 9/12/23

Real Estate Sales Validation Form

Barcode and filing information: 20210728000364370 3/3 \$31.00 Shelby Cnty Judge of Probate, AL 07/28/2021 12:07:20 PM FILED/CERT

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

Grantor's Name Pearlline Walker
Mailing Address 309 Looney Road
Columbiana, AL 35051

Grantee's Name Carolyn Diane Cowlin
Mailing Address 810 Timberlake Dr Apt 1094
Arlington, TX 76010

Property Address 309 Looney Road
Columbiana, AL 35051

Date of Sale July 28, 2021
Total Purchase Price \$3,000.00
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
X 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 July 28, 2021

Unattested (verified by)

Print Pearlline Walker by Rebecca Bryant as agent
Sign (Grantor/Grantee/Owner/Agent) circle one