



20210729000366070 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
07/29/2021 09:18:28 AM FILED/CERT

Prepared by:

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

Send Tax Notice To:
Rikki D. Lowery
James Adam Lowery

QUIT CLAIM DEED

State of ALABAMA

) Know All Men by These Presents:

County of SHELBY

That in consideration of **One Dollar and No Cents (\$1.00)**, 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, **James Adam Lowery, a Married man**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Rikki D. Lowery** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or his spouse, if any.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 28th day of July, 2021.

James Adam Lowery
James Adam Lowery

State of ALABAMA

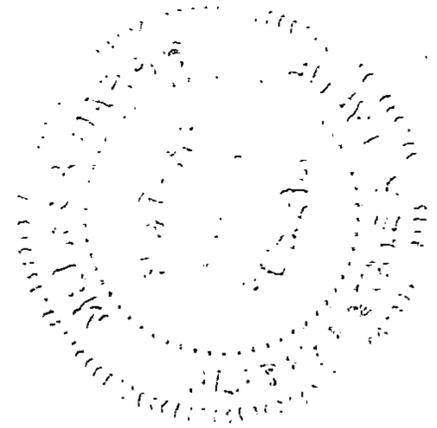
County of Shelby

I, Melissa Harris, a Notary Public in and for said County, in said State, hereby certify that James Adam Lowery, 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 executed the same voluntarily for and as his/her/their act on the day the same bears date.

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

Melissa Harris
Notary Public, State of Alabama

Printed Name of Notary Melissa Harris
My Commission Expires: My Commission Expires May 1, 2023





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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 88 degrees 36 minutes 57 seconds West a distance of 3559.45 feet; thence North 1 degrees 23 minutes 03 seconds East a distance of 152.44 feet to the point of beginning; thence continue along the last described course a distance of 154.33 feet; thence North 85 degrees 46 minutes 31 seconds West a distance of 366.25 feet; thence South 2 degrees 06 minutes 54 seconds West a distance of 172.52 feet; thence South 88 degrees 37 minutes 10 seconds East a distance of 368.00 feet to the point of beginning.

Also, a 20-foot easement for ingress, egress, and utilities, more particularly described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 88 degrees 36 minutes 57 seconds West a distance of 3559.45 feet; thence North 01 degrees 23 minutes 03 seconds East a distance of 259.48 feet to the point of beginning of the centerline of a 20-foot easement lying 10-feet either side of and parallel to described centerline: thence North 47 degrees 44 minutes 57 seconds West along said centerline a distance of 80.05 feet; thence South 84 degrees 55 minutes 03 seconds West along said centerline a distance of 66.50 feet; thence South 88 degrees 39 minutes 03 seconds West along said centerline a distance of 102.50 feet; thence North 87 degrees 27 minutes 57 seconds West along said centerline a distance of 313.94 feet to the end of said centerline and the Easterly right of way line of Shelby County Highway 17.

According to the survey of Rodney Y. Shiflett, RLS #21784, dated June 6, 2001.

Real Estate Sales Validation Form

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

Grantor's Name James Adam Lowery
Mailing Address 24 dogwood Drive
Calera AL 35040

Grantee's Name Rikki D. Lowery
Mailing Address 185 Stonecreek Place
AL Calera al 35040

Property Address 8341 Hwy 17
Maylene AL 35114

Date of Sale _____
Total Purchase Price _____
or
Actual Value _____

or
Assessor's Market Value 133,390 (1/2 66,695)

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 Appraisal
 Sales Contract Other Per Divorce
 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 July 23, 2021

Unattested

[Signature]
(verified by)

Print James Adam Lowery

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires May 1, 2023



Form RT-1



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