



20210901000426440 1/3 \$146.50
Shelby Cnty Judge of Probate, AL
09/01/2021 09:49:32 AM FILED/CERT

THE INSTRUMENT PREPARED BY:
James Jerome Cowley
P.O. Box 463
McCalla, AL 35111

SEND TAX NOTICE TO:
James Jerome Cowley
P.O. Box 463
McCalla, AL 35111

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA)
) **SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00), to the undersigned Grantor, JAMES JAROME COWLEY, a married man (hereinafter referred to as Grantor), in hand paid by the Grantee, RUFUS CARL LAMINACK, the receipt of which is herby acknowledged, the said Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY to the said RUFUS CARL LAMINACK (hereinafter referred to as Grantee), reserving unto the Grantor, JAMES JAROME COWLEY, a warranty deed for the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of Fractional Section 22, Township 22 South, Range 2 West: thence NOO.15'or"E along the East Line of said Section a distance of 412.50 : thence S89.41'16W, a distance of 144.75 feet, thence S89.43'3"W, a distance of 135.03 feet; thence N89.51'28"W, a distance of 134.94 feet; thence N00.08'32"E, a distance of 200.19 feet to a pint lying on the Southerly Right-Of-Way Line of Dogwood Drive (60' R.O.W.), said point also lying on a curve to the right having a central angle of 02.03.41", a radius of 406.60 feet and subtended by a chord which bears S89.33'36"W a chord distance of 14.63 feet: thence along said curve and said R.O.W. Line a distance of 14.63 feet; thence N89.51'27"W and continuing along said R.O.W. Line a distance of 45.26 feet: thence S00.10'56"w and leaving said R.O.W. Line a distance of 200.00 feet; thence N89.49'11"W, a distance of 137.79 feet; thence N89.48'17"w, a distance of 236.59 feet; thence N00.09'.49"E, a distance of 199.79 feet to a point lying on the Southerly R.O.W. Line of Dogwood Drive (50' RO.W.); thence N89.50'00"W along said R.O.W. Line a distance of 43.23 feet to its end, said point also being the beginning of the Southerly R.O.W. Line of and Unnamed 40' R.O.W.; thence continuing along the last described course along said R.O.W. line a distance of 40.00 feet to a point lying on the Westerly R.O.. Line of said Unnamed 40' R.O.W. ; thence N00.25'31"W along said Westerly R.O.W. Line a distance of 1,396.21 feet; thence N4412'01"W and continuing along said R.O.W. Line a distance of 225.95 feet; thence s63.53'00"W and leaving said R.O.W. line a distance of 246.67 feet; hence S16.19'05"W, a distance of 793.61 feet; thence S5.13'04"W, a distance of 312.16 feet; thence N0.10'03"E a distance of 212.03 feet ; thence N0.20'20"Ea distance of 300.48 feet; thence N88.50'22"W a distance of 178.-02 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 130.347 feet; thence S13.14'51"W, a distance of 51.21 fee; thence N81.43.35"W, a distance of 56.20 feet to a point lying on the Easterly Right-Of-Way line of First Street East, said point also being the beginning of a curve to the left having a central angle of 82.55'02", a radius of 198.33 feet and subtended by a chord which bears S53.00'35"E a chord distance of 262.61 feet; thence along said curve and leaving said R.O.W. Line a distance of 287.01 feet; thence N03.30'11"W, a distance of 197.50 feet to the POINT OF BEGINNING.

Said parcel of land containing 0.69 acres, more or less.

Subject to easements, rights-of-way and restrictions of record.
Subject to taxes for 199 and subsequent years.

Legal description provided by grantor.

Shelby County, AL 09/01/2021
State of Alabama
Deed Tax:\$118.50



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TO HAVE AND TO HOLD unto said Grantee, his heirs and assigns forever, **JAMES JAROME COWLEY**, Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 30 day of

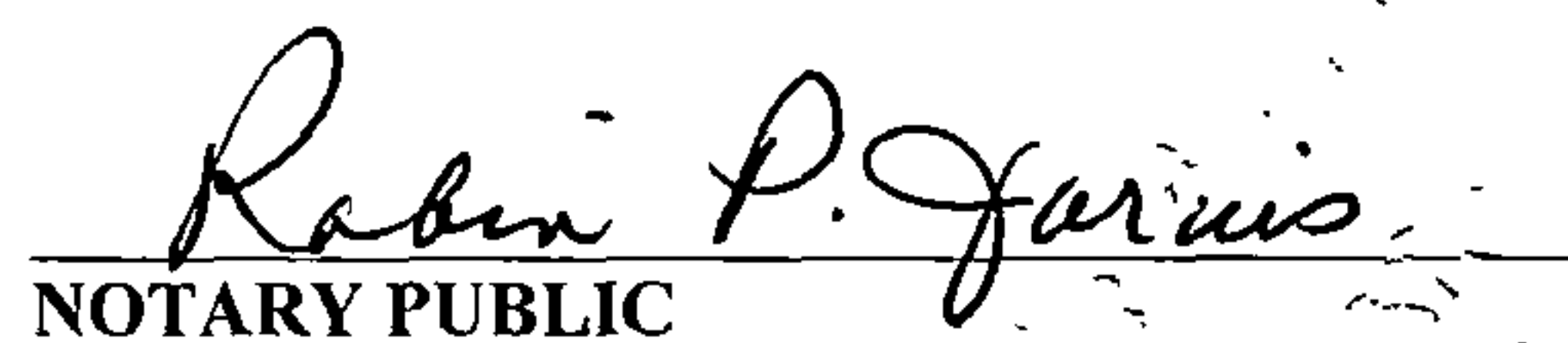
January, 2012.


JAMES JAROME COWLEY, GRANTOR

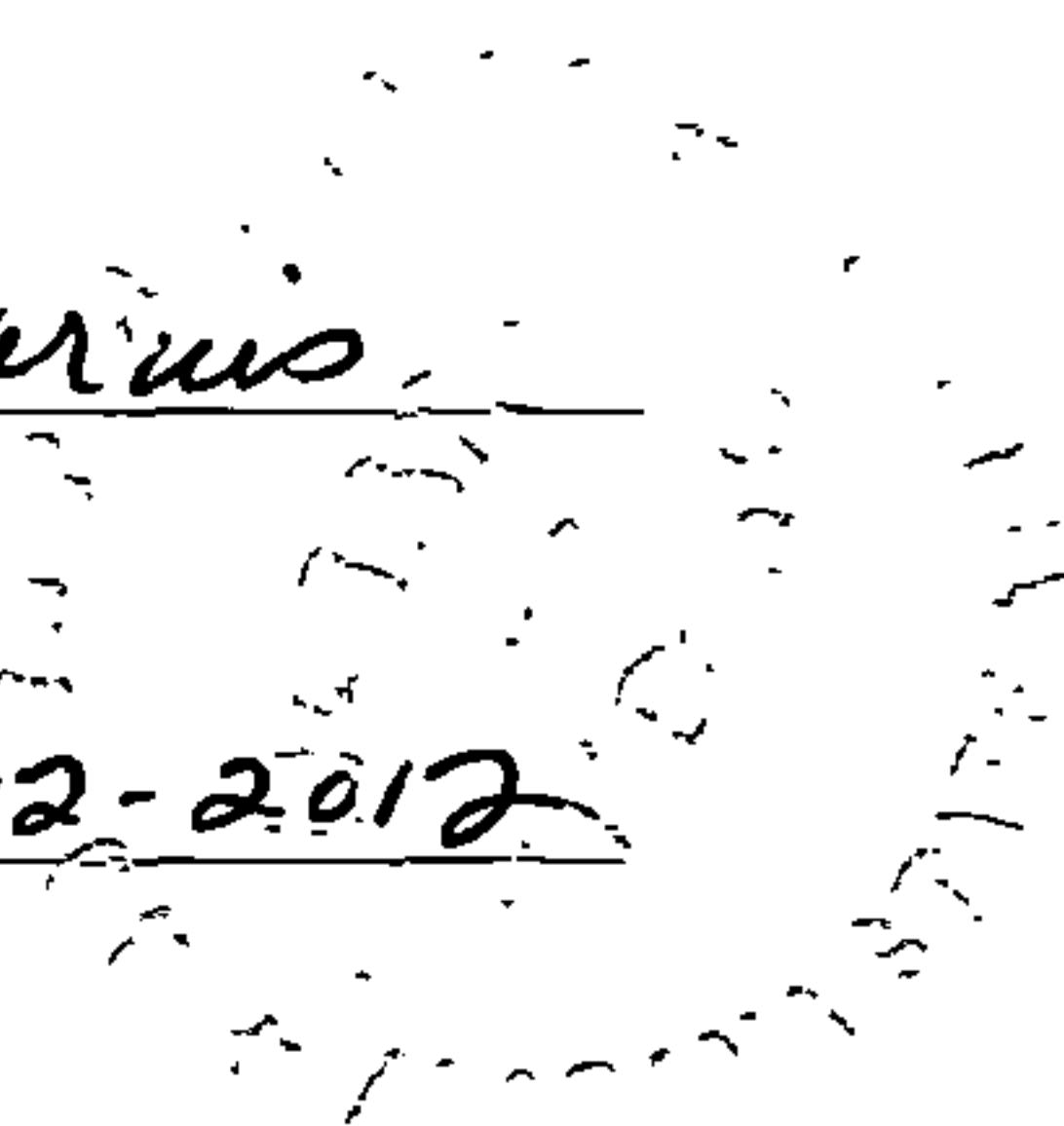
STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES JAROME COWLEY**, whose name is signed to the foregoing, and who is known to me, Acknowledged before me on this day that, being informed of the contents of the foregoing Conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 30 day of January,
2012.


NOTARY PUBLIC

My Commission Expires: 08-12-2012



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

James Jerome Cowley
P.O. Box 463
McCalla, AL
35111

Grantee's Name
Mailing Address

Rufus Carl Lommenack
4501st St. East
Calera, AL
35040

Property Address

45 1st St. East
Calera, AL
35040

Date of Sale

January 30 2012

Total Purchase Price

\$ 10.00

or

Actual Value

\$

or

Assessor's Market Value

\$ 118,360⁰⁰

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).

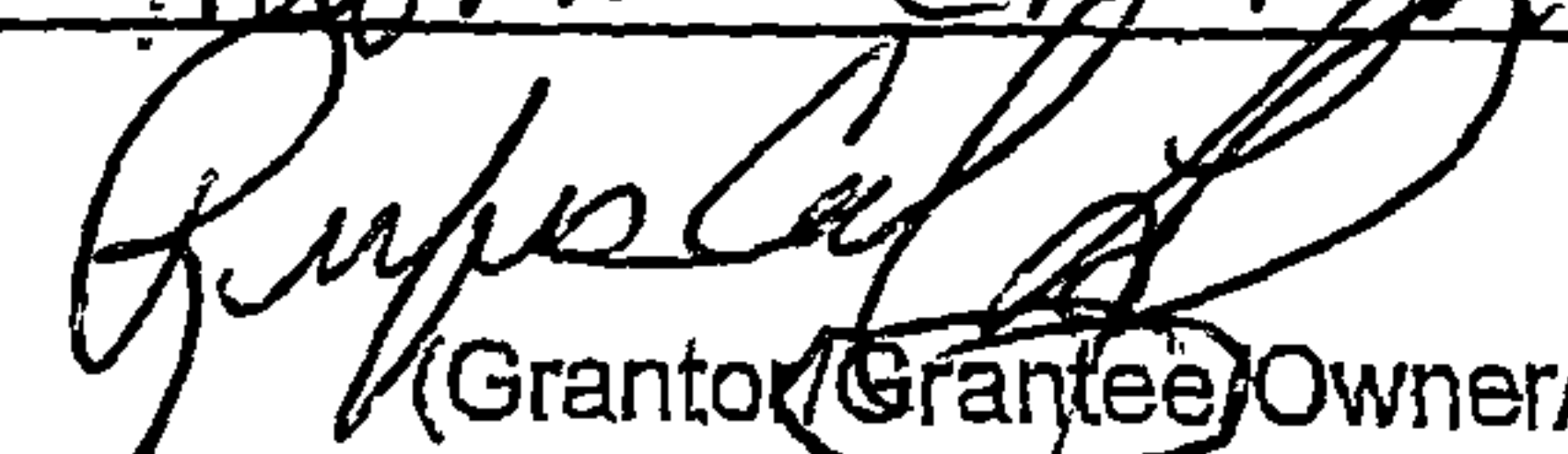
Date _____

Unattested

(verified by)

Print

Sign

RUFUS CARL LOMMENACK


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1