


This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080


20211122000560360 1/3 \$149.50
Shelby Cnty Judge of Probate, AL
11/22/2021 10:56:39 AM FILED/CERT

Send Tax Notice to:
Jimmie L. McCown
134 Pebble Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jimmie L. McCown, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jimmie L. McCown, Jeremy Mize, and Ashley McCown-Mize** (hereinafter referred to as GRANTEE whether one or more), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/22/2021
State of Alabama
Deed Tax: \$120.50

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 22nd day of November, 2021.

Jimmie L. McCown by, Ashley McCown-Mize POA
Jimmie L. McCown by Ashley McCown-Mize, her Co-Attorney-in-Fact

Jimmie L. McCown by, Sherri C. Haynie POA
Jimmie L. McCown by Sherri C. Haynie, her Co-Attorney-in-Fact

STATE OF Alabama
Shelby COUNTY

}

SS:



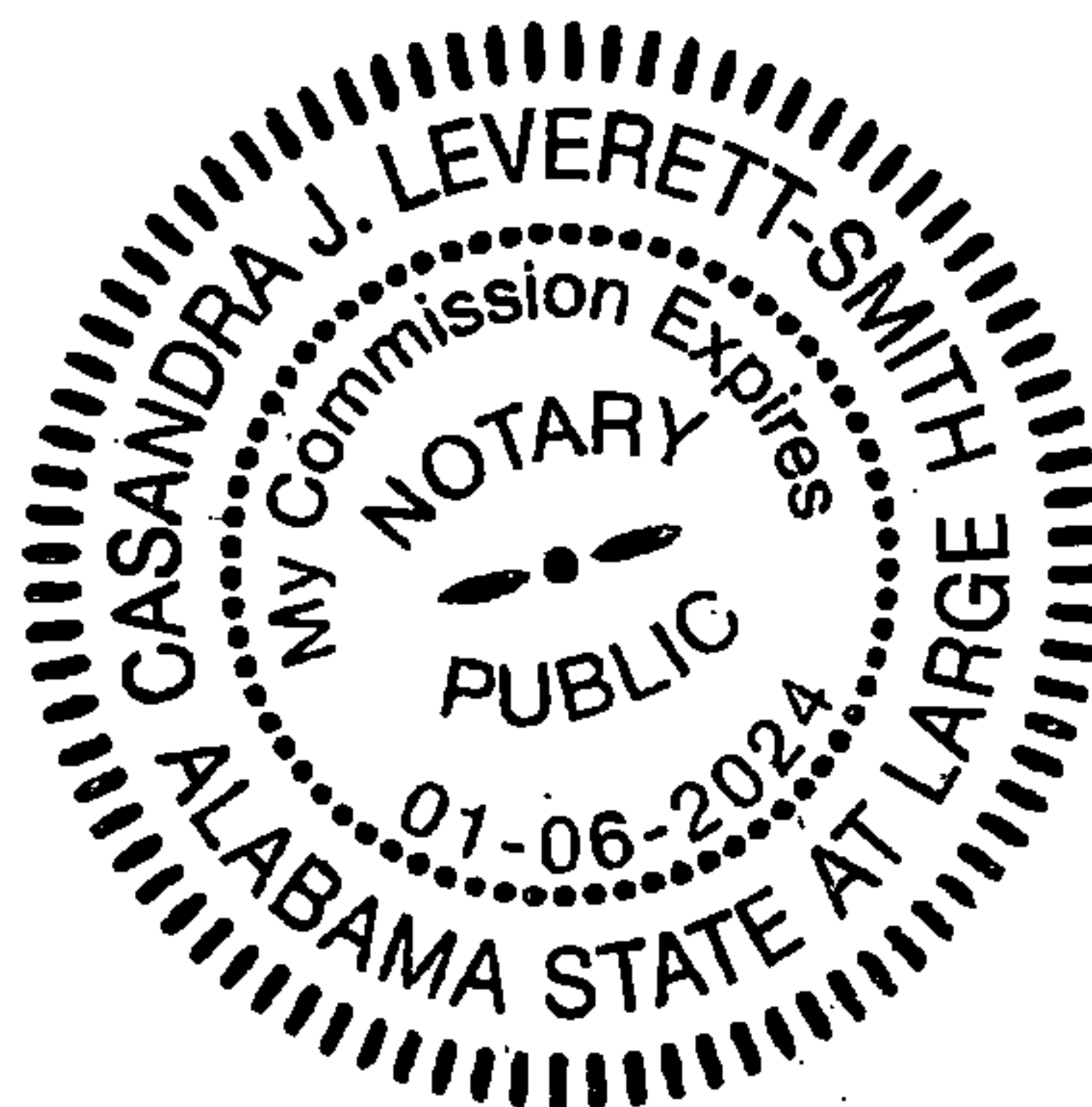
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jimmie L. McCown by Ashley McCown-Mize, her Co-Attorney-in-Fact and Jimmie L. McCown by Sherri C. Haynie, her Co-Attorney-in-Fact**, whose name(s) is/are signed 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of November, 2021.

Cassandra Leverett Smith
Notary Public

My Commission Expires: 01/06/2024



Real Estate Sales Validation Form

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

Grantor's Name Jimmie L. McCownGrantee's Name Jimmie L. McCown
Ashley McCown-Mize
Jeremy MizeMailing Address 134 Pebble Lane.
Alabaster, AL 35007Mailing Address 134 Pebble Lane.
Alabaster, AL 36869Property Address 134 Pebble Lane.
Alabaster, AL 35007

Date of Sale _____ . 20____

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$180,600.00 / $\frac{2}{3} = 120,400$ 

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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
X 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 _____, 20____

Print: Ashley McCown-Mize

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one