



20220314000104610 1/3 \$215.00
Shelby Cnty Judge of Probate, AL
03/14/2022 12:03:23 PM FILED/CERT

**Fair market value is
Revenue Commissioner's value.**

STATE OF ALABAMA
COUNTY OF SHELBY

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS: That JOYCE C. BOWERS, AS TRUSTEE OF THE MICHAEL BOWERS AND JOYCE C. BOWERS REVOCABLE TRUST DATED MAY 23, 2012, hereinafter referred to as Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto CHRISTOPHER MICHAEL BOWERS, hereinafter referred to as Grantee, the following described real estate situated in Shelby County, Alabama, viz:

Lot 221, according to the Survey of Final Plat of Forest lakes, Sector 3-Phase 2, as recorded in Map Book 32, Page 26 A & B, in the Probate Office of Shelby County, Alabama

Subject to: All Easements, Restrictions, Conditions, Covenants, Mortgages, Rights and Rights of Way now of record, if any.

No part of the property described herein constitutes the homestead of the Grantor.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, FOREVER

And, the Grantor hereby covenants and warrants with and unto the Grantee, his heirs and assigns, that she is duly appointed, qualified, and acting in the fiduciary capacity described herein, and that she is duly authorized to enter into such sale and conveyance.

IN WITNESS WHEREOF, the Grantor, in her capacity as Trustee of the Michael Bowers and Joyce C. Bowers Revocable Trust Dated May 23, 2012, has hereunto set her hand and seal on this the 23 day of February, 2022.

JOYCE C. BOWERS, as Trustee of the Michael Bowers and Joyce C. Bowers Revocable Trust Dated May 23, 2012



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STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JOYCE C. BOWERS, whose name as Trustee of the Michael Bowers and Joyce C. Bowers Revocable Trust Dated May 23, 2012 is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of February, 2022.

Notary Public

My Commission Expires:

My Commission Expires 10/31/2022

PROPERTY ADDRESS:

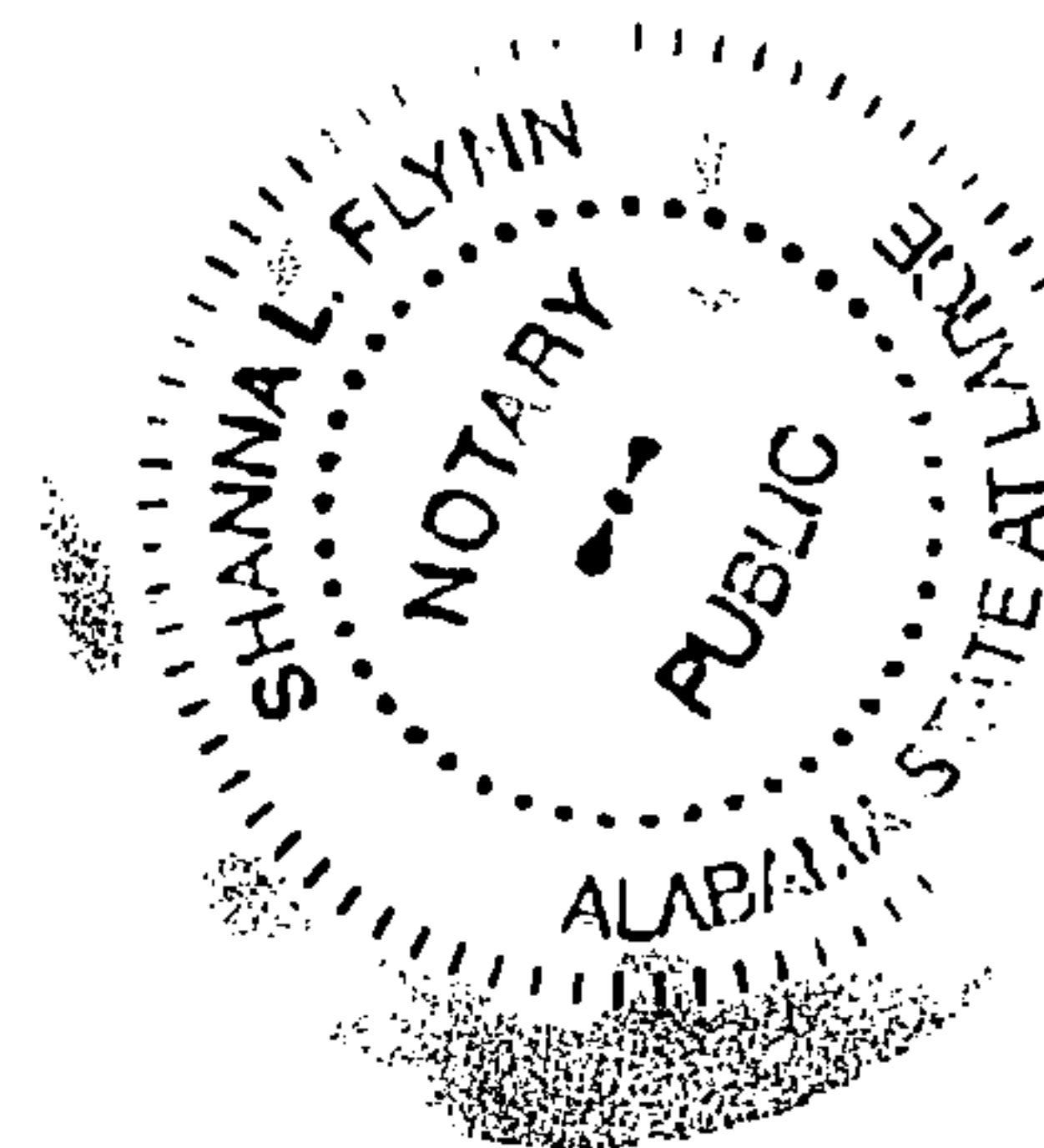
2361 Forest Lakes Lane
Sterrett, Alabama 35147

GRANTOR'S ADDRESS:

806 Bernard Circle
Mobile, Alabama 36693

GRANTEE'S ADDRESS:

2361 Forest Lakes Lane
Sterrett, Alabama 35147



THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY BY:

ERIN B. FLEMING of

STONE CROSBY, P.C.
8820 U. S. Highway 90
Daphne, Alabama 36526
(251) 626-6696

Real Estate Sales Validation Form

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

Grantor's Name Joyce C. Bowers
Mailing Address 806 Bernard Circle
Mobile, Alabama 36693

Grantee's Name Christopher Michael Bowers
Mailing Address 2361 Forest Lakes Lane
Sterrett, Alabama 35147

Property Address 2361 Forest Lakes Lane
Sterrett, Alabama 35147

Date of Sale 2/23/2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 186,800

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 Shelby County Revenue Commissioner

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

Print

Unattested

Sign Joyce C. Bowers



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(Grantor/Grantee/Owner/Agent) circle one