

WARRANTY DEED

20220328000125630 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
03/28/2022 02:51:35 PM FILED/CERT

STATE OF ALABAMA

Send Tax Notice to:

COUNTY OF SHELBY

Farrell K. Rowe

302 Highway 22 Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **Amber R. Jackson**, the receipt in full and sufficiency whereof is acknowledged, the undersigned, **Farrell K. Rowe** (hereinafter referred to as **GRANTOR**) does hereby bargain, sell and convey unto the said aforementioned.

AMBER R. JACKSON, a married woman, and

FARRELL K. ROWE, a single man

(hereinafter referred to as **GRANTEES**) as Tenants in Common, the following described real estate which is situated in Shelby County, Alabama, to wit:

The parcel of real property identified as Parcel **26 1 01 0 001 009.000** according to Property Records of Shelby County Probate with the following characteristics therein described:

Municipal Code: 1 - Unincorporated
School District: 2
Subdivision:
Primary Lot:
Secondary Lot:
Block: 000
Section: 1
Township: 22S
Range: 04W
Map Book: 0
Map Page: 0
Lot Dimension 1: 0
Lot Dimension 2: 0
Acres: 5
Sq Ft: 217800
Description: POB 225 S OF INT OF S R/W DOGWOOD RD W LN OF SEC S 690 E210 N170 E230 N280 W1
Remarks: DB 125 P 494;

GRANTOR does hereby grant to **GRANTEES** the property so described and referenced, the aforementioned property containing approximately 5 acres more or less.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH WITH THE LEGAL DESCRIPTION OBTAINED FROM THE MEDIATED SETTLEMENT REFERENCED IN THIS DOCUMENT AND INCLUDED WITH THIS DEED.

TO HAVE AND TO HOLD, unto said **GRANTEES**, as Joint Tenants in Common;

Shelby County, AL 03/28/2022
State of Alabama
Deed Tax: \$10.50

And I, **Farrell K. Rowe** do affirm that it is my intention to make this transfer and I do so freely with the intent to transfer said property to the specified **GRANTEES**;

IN WITNESS WHEREOF,



20220328000125630 2/3 \$98.50
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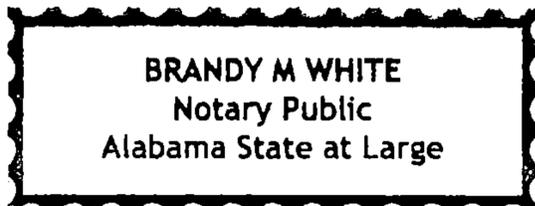
I have set my hand and seal on this the 28 day of March, 2022

Farrell K. Rowe (Seal)
Farrell K. Rowe (GRANTEE)

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Farrell K. Rowe**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 28 day of March, 20 22 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

Brandy M. White
NOTARY PUBLIC
My Commission Expires:



My Commission Expires
January 19, 2023

Real Estate Sales Validation Form

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

Grantor's Name Farrell K Rowe
Mailing Address Amber R. Rowe
302 Hwy 22
Montevallo, AL 35115

Grantee's Name Farrell K. Rowe
Mailing Address Amber R. Rowe
302 Hwy. 22
Montevallo, AL 35115

Property Address 302 Hwy 22
Montevallo, AL
35115

Date of Sale 3-28-22
Total Purchase Price \$ 10,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,400 / 1/2 = 10,200

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 3-28-22

Print Farrell K. Rowe

Sign Farrell K. Rowe
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1