

WARRANTY DEED

20220328000125640 1/3 \$108.50
Shelby Cnty Judge of Probate, AL
03/28/2022 02:51:36 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }
Send Tax Notice to:
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 02 0 001 028.000 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: 2
Township: 22S
Range: 04W
Map Book: 0
Map Page: 0
Lot Dimension 1: 0
Lot Dimension 2: 0
Acres: 9.7
Sq Ft: 422532
Description: E 385' SE1/4 NE1/4 LYING S OF RD R/W SEC2 T22S R4W LESS BEG S R/W OLD COLUMBI
Remarks: DB 125 P 494;

GRANTOR does hereby grant to GRANTEES the property so described and referenced, the aforementioned property containing approximately 9.7 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: \$80.50

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,

  
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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, 2022 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:

**BRANDY M WHITE**  
Notary Public  
Alabama State at Large

**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. Jackson  
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 \$ 10.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 160,980 / 1/2 = 80,490

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 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



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Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1