

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Tyler Thad Lowery  
1934 Mountain Laurel Lane  
Hoover, AL 35244

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **CHARLOTTE JOHNSON, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **TYLER THAD LOWERY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$230,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Charlotte Johnson is the surviving grantee of that certain deed recorded in Instrument 20060425000193290, and corrected in Scrivener's Affidavit recorded in Instrument 20220426000171150; the other grantee, Marion Johnson, having died on 04/25/2019.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with his 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

20220502000178150 05/02/2022 01:05:07 PM DEEDS 2/4

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 29th day of April, 2022.

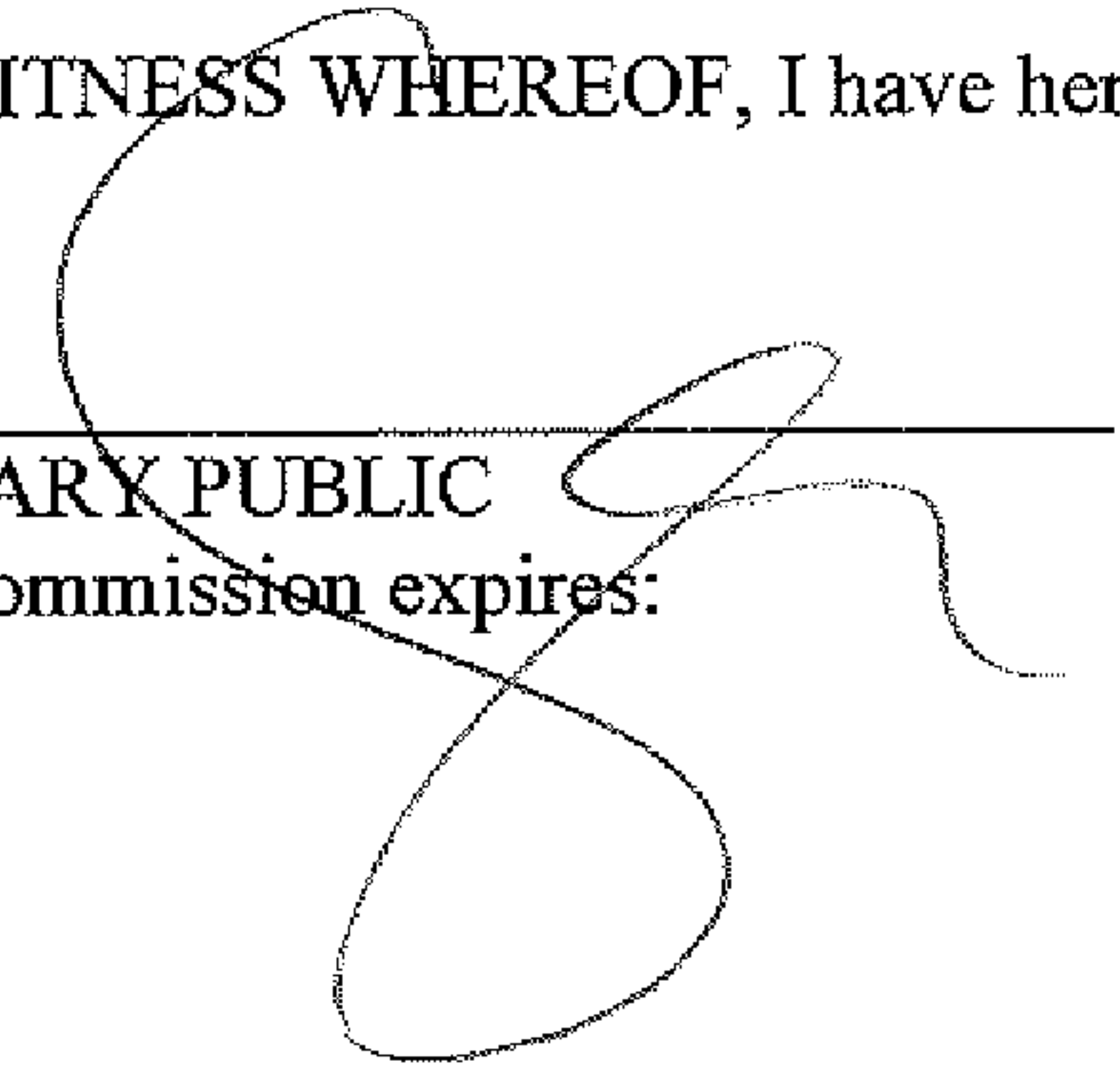
  
\_\_\_\_\_  
**CHARLOTTE JOHNSON**

STATE OF ALABAMA                     )  
                                                  )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHARLOTTE JOHNSON**, whose name is signed to the foregoing conveyance, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



**Exhibit A**

**Legal Description**

Part of Lot 48, Davenport's Addition to Riverchase West, Sector 4, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 8, page 64, being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 48, run in a Southwesterly direction along the East line of said Lot 48, which is the West right of way line of Mountain Laurel Lane, for a distance of 14.16 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 280.00 feet; thence turn an angle to the left and run Southwesterly along the arc of said curve for a distance of 20.04 feet; thence turn an angle to the right ( $92^{\circ}33'22''$  from chord of said 20.04 arc) and run in a Northwesterly direction for a distance of 199.47 feet to the Northwest corner of said Lot 48; thence turn an angle to the right of  $132^{\circ}45'33''$  and run Northeasterly along the North line of said Lot 48 for a distance of 44.96 feet to the most Northerly corner of said Lot 48; thence turn an angle to the right of  $46^{\circ}50'43''$  and run in a Southeasterly direction along the Northeast line of said Lot 48 for a distance of 167.93 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                                             |                         |                                                             |
|------------------|-------------------------------------------------------------|-------------------------|-------------------------------------------------------------|
| Grantor's Name   | <u>CHARLOTTE JOHNSON</u>                                    | Grantee's Name          | <u>TYLER THAD LOWERY</u>                                    |
| Mailing Address  | <u>1934 MOUNTAIN LAUREL LANE</u><br><u>HOOVER, AL 35244</u> | Mailing Address         | <u>1934 MOUNTAIN LAUREL LANE</u><br><u>HOOVER, AL 35244</u> |
| Property Address | <u>1934 MOUNTAIN LAUREL LANE</u><br><u>HOOVER, AL 35244</u> | Date of Sale            | <u>April 29, 2022</u>                                       |
|                  |                                                             | Total Purchase Price    | <u>\$230,000.00</u>                                         |
|                  |                                                             | or                      |                                                             |
|                  |                                                             | Actual Value            | <u>\$</u>                                                   |
|                  |                                                             | or                      |                                                             |
|                  |                                                             | Assessor's Market Value | <u>\$</u>                                                   |

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 checked="" 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 April 29, 2022

Print Malcolm S. McLeod

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/02/2022 01:05:07 PM  
\$32.00 JOANN  
20220502000178150

File 22343

Form RT-1  
08/2012 LSS

*Allen S. Bayl*