



20220513000197760 1/5 \$127.50
Shelby Cnty Judge of Probate, AL
05/13/2022 03:42:30 PM FILED/CERT

This Instrument prepared by:
Lindsey Eastwood
2001 Park Place, Suite 875
Birmingham, Alabama 35203
205-319-9995
Source of Title: Instrument number 19940916000284231

Mail Tax Notice to:
Howard and Angeline Dobbs
201 Hwy 270 Country Est
Maylene, AL 35114

Preparer makes no warranty of title or accuracy of legal description in the property described herein. This deed was executed without the benefit of a title search.

WARRANTY DEED*

**STATE OF ALABAMA
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to **HOWARD BLAKE DOBBS**, a married man and **ANGELINE FRANCES WINSLOW DOBBS**, a married woman (herein referred to as Grantors) in hand paid by to the Grantees herein, the receipt of which is acknowledged **HOWARD BLAKE DOBBS**, and **ANGELINE FRANCES WINSLOW DOBBS** (herein referred to as Grantors), do grant, bargain, sell, and convey all their right, title, and interest in fee simple to **HOWARD BLAKE DOBBS, JR.**, and **JILLIAN PRICE MCDONALD**, (herein referred to as Grantees) subject to a Life Estate in said Grantors **HOWARD BLAKE DOBBS**, and **ANGELINE FRANCES WINSLOW DOBBS**, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 10, County Estates, as recorded in Map Book 8, Page 16 of the Probate Records in Shelby County, Alabama.

Surface rights only.

Description furnished by Grantors.

Subject to easements, rights of way of record, and taxes for current and subsequent years.

**Property Address: 201 Hwy 270 Country Est
Maylene, AL 35114**

Parcel Number: 23-4-17-0-001-001.002

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Shelby County, AL 05/13/2022
State of Alabama
Deed Tax:\$91.50

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

Grantors hereby certify that the above-described property does constitute their homestead.

TO HAVE AND TO HOLD to said Grantees. And said Grantors do for themselves, their heirs, successors, assigns, and personal representatives covenant with said Grantees, their heirs successors and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they had good right to convey the same life estate interest as aforesaid, and that they will and their heirs, successors, and assigns and personal representatives shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

AND THE GRANTORS DO HEREBY COVENANT with the **GRANTEEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTORS**, and that **GRANTORS** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTORS**, but against none other.

[Signatures to Follow on Subsequent Page(s)]



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IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this, the
1 day of April, 2022.



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Howard B. Dobbs
HOWARD B. DOBBS
201 Hwy 270 Country Est
Maylene, AL 35114

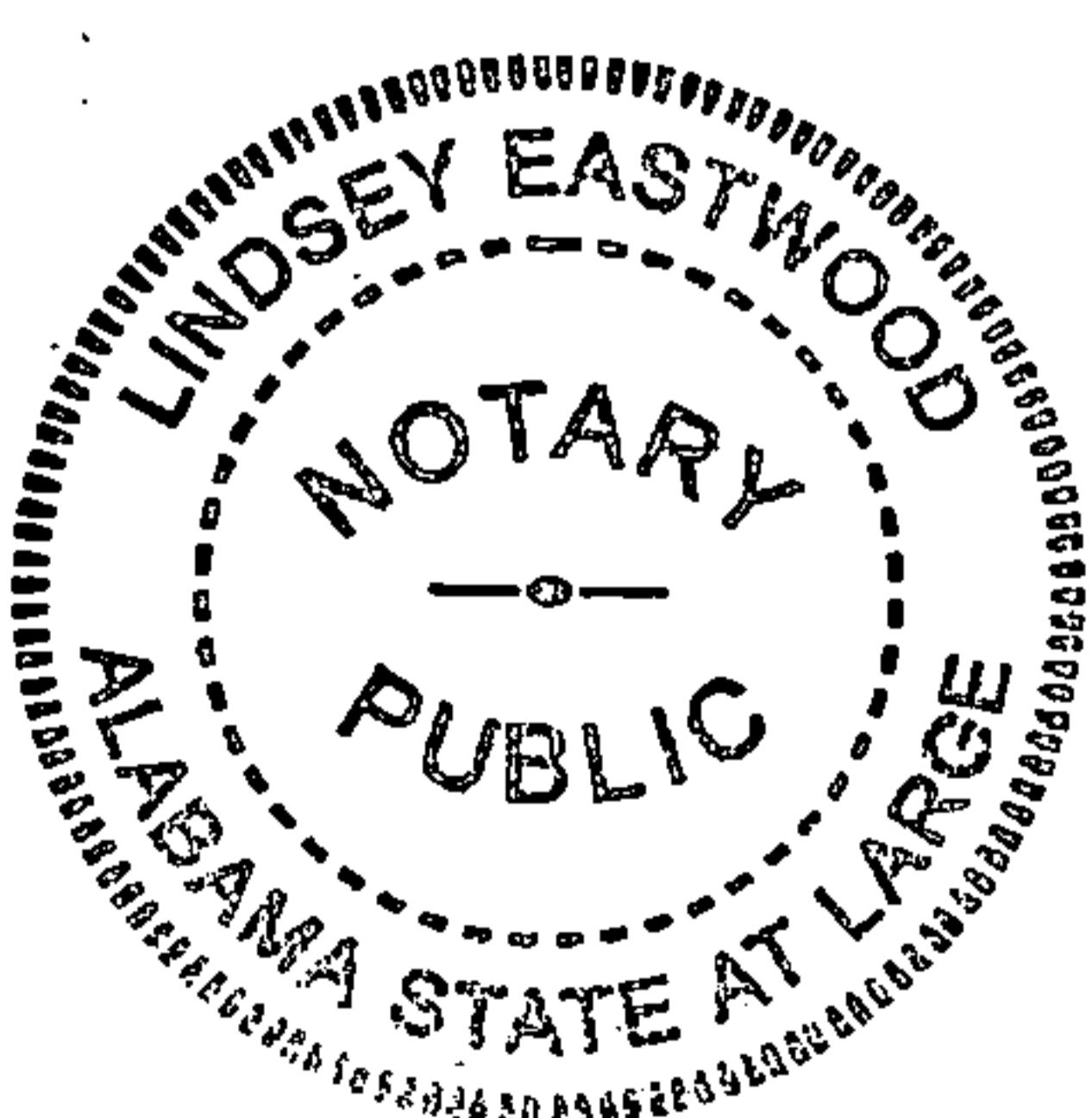
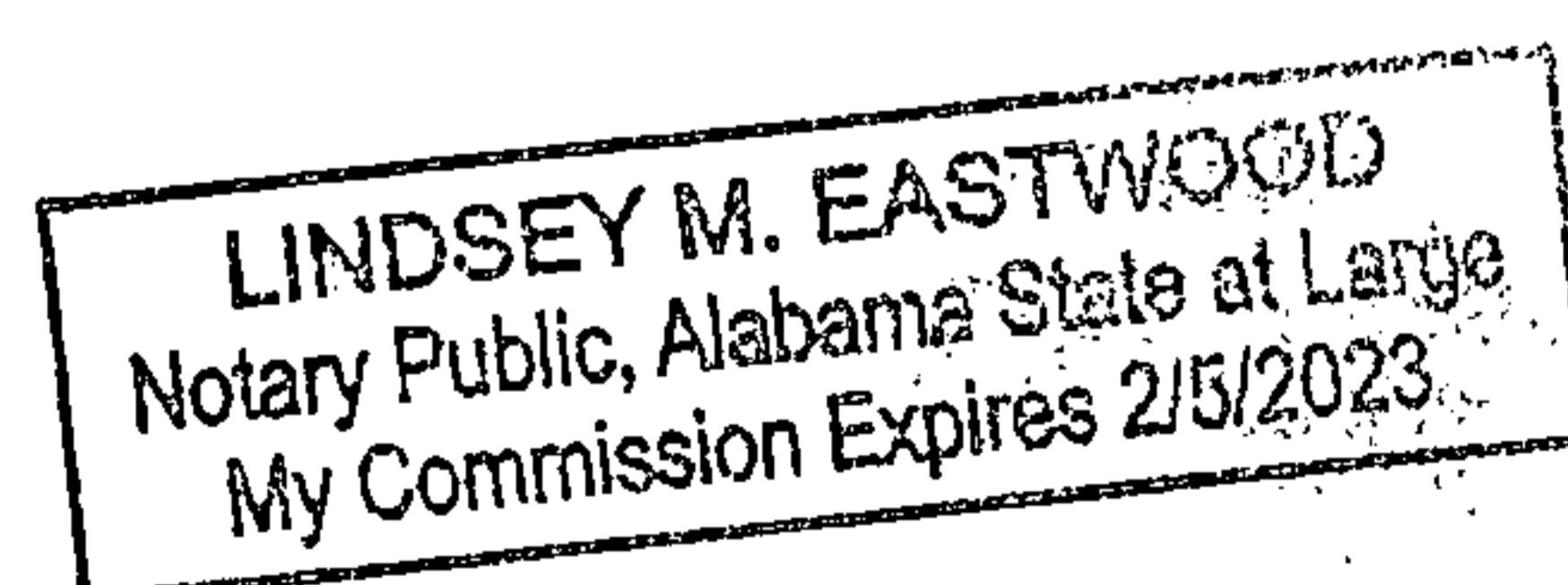
STATE OF ALABAMA
JEFFERSON COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **HOWARD B. DOBBS** whose name is signed to the foregoing instrument, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 1 day of April, 2022.

Lindsey Eastwood
NOTARY PUBLIC

My commission expires:



IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this, the
1 day of April, 2022.



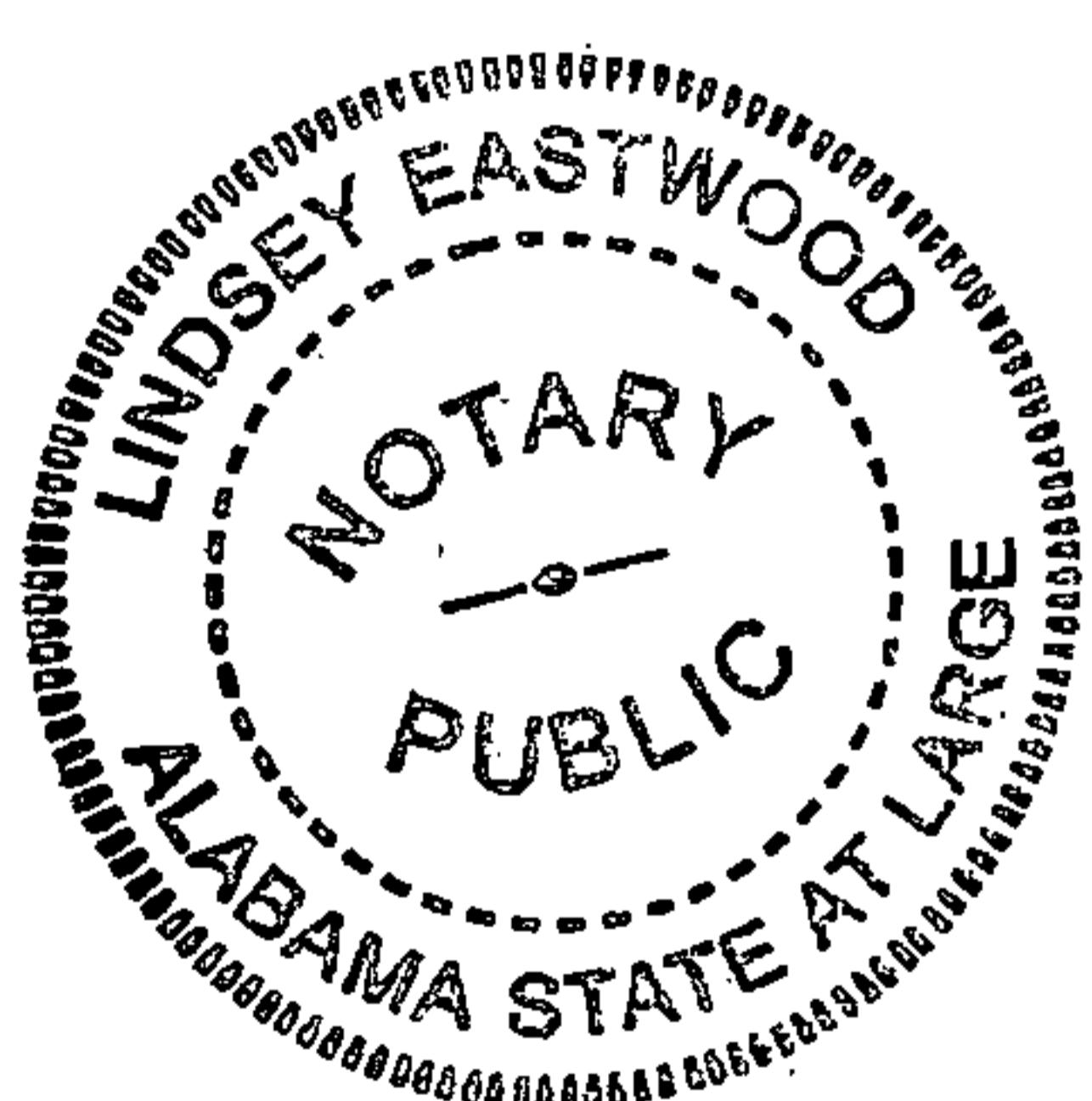
20220513000197760 4/5 \$127.50
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Angeline F. Dobbs
ANGELINE F. DOBBS
201 Hwy 270 Country Est
Maylene, AL 35114

STATE OF ALABAMA
JEFFERSON COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **ANGELINE F. DOBBS** whose name is signed to the foregoing instrument, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 1 day of April, 2022.



Lindsey Eastwood
NOTARY PUBLIC

My commission expires:

LINDSEY M. EASTWOOD
Notary Public, Alabama State at Large
My Commission Expires 2/5/2023

*NOTE: The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

Real Estate Sales Validation Form

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

Grantor's Name Howard Blake Dobbs, Sr. and Angeline Dobbs
Mailing Address 201 Highway 270 Country Est
Maylene, AL 35114

Grantee's Name Howard Blake Dobbs, Jr. and Jillian Price McDonald
Mailing Address 201 Highway 270 Country Est
Maylene, AL 35114

Property Address 201 Highway 270 Country Est
Maylene, AL 35114

Date of Sale 03/30/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 91,450.00

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 5-12-22

Print Lindsay Eastwood

Sign Lindsay Eastwood

(Grantor/Grantee/Owner/Agent) circle one