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08/01/2022 12:29:29 PM
DEEDS 1/4

This instrument was prepared by:
GEORGE HABUREY, IV, Esq.
STS Alabama, LLC
1530 Hillyer Robinson Pkwy
Anniston, AL 36207

Send tax notice to:

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

ELMORE

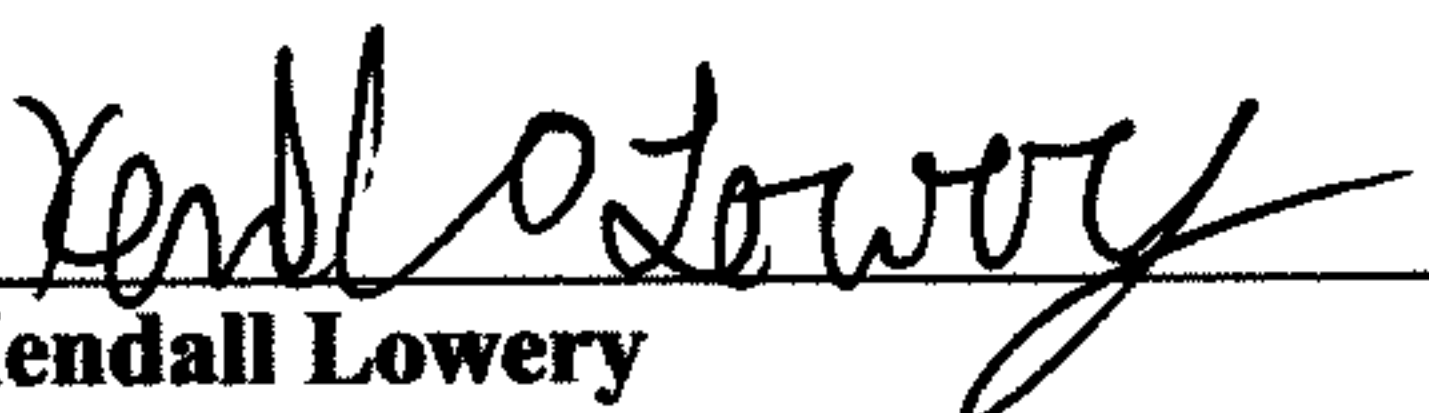
That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Kendall Lowery, a married man, and his wife, Andrea Lowery** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Micah B. Robbins, an unmarried man**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

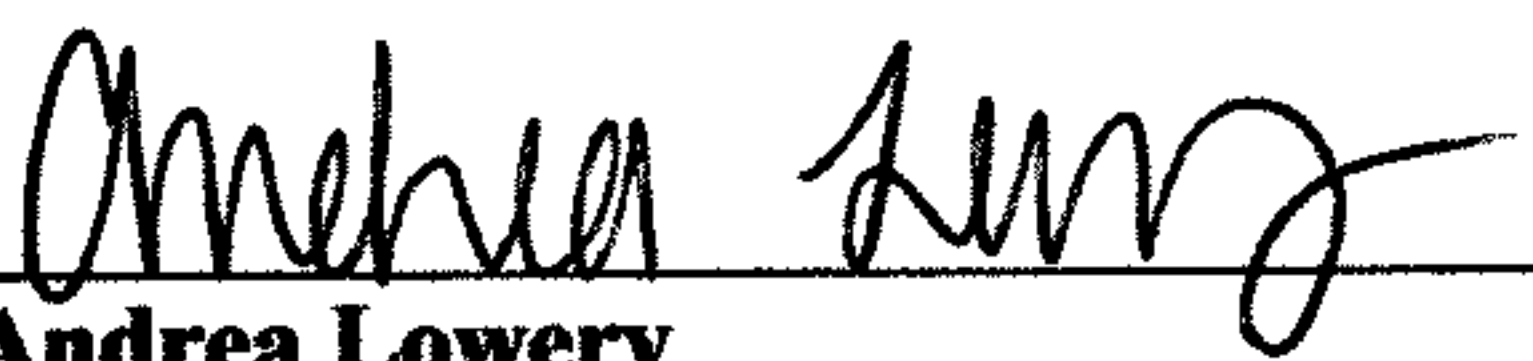
See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, and his heirs and assigns, that we lawfully seized in fee simple said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seals(s), this 25
day of July, 2022.


Kendall Lowery


Andrea Lowery

STATE OF ALABAMA)

~~ELMORE~~
~~SHELBY~~ COUNTY)

GENERAL ACKNOWLEDGEMENT

I, CARRIE BLACK-PHILLIPS a Notary Public in and for said County, in said State, hereby certify that **Kendall Lowery** whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same day.

Given under my hand and official seal this 25 day of July, 2022.

Carrie Black-Phillips
NOTARY PUBLIC
My Commission

Expires: 06/06/2026

STATE OF ALABAMA)

COUNTY OF ~~SHELBY~~ ELMORE)

GENERAL ACKNOWLEDGEMENT

I, CARRIE BLACK-PHILLIPS a Notary Public in and for said County, in said State, hereby certify that **Andrea Lowery** whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the same day.

Given under my hand and official seal this 25 day of July, 2022.

Carrie Black-Phillips
NOTARY PUBLIC
My Commission

Expires: 06/06/2026

EXHIBIT A

LEGAL DESCRIPTION:

Land in Shelby County, Alabama, being Lot No. 362, according to the Survey of Waterford Highlands, Sector 1, of record in Map Book 27, Page 137, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kendall Lowery and Andrea Lowery, as joint tenants with right of survivorship, by Warranty Deed from HTE Housing, LLC, a limited liability company, dated June 27, 2019, of record in Instrument No. 20190101000233050, in the Probate Office for Shelby County, Alabama.

Subject property is commonly known as: 704 Waterford Lane, Calera, AL 35040.

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

Grantor's Name Kendall & Andrea Lowery Grantee's Name Micah B. Robbins
 Mailing Address 212 Millridge Dr. Mailing Address 704 Waterford Dr.
Millbrook, AL 36054 Millbrook, AL 35040

Property Address 704 Waterford Ln. Date of Sale 7/28/22
Calera, AL 35040 Total Purchase Price \$ 255,000
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

☐ 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 7/28/22Print Hannah Euenburg

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2022 12:29:29 PM
 \$36.00 BRITTANI
 20220801000299610

Alli S. Bayl