20221117000426230 11/17/2022 01:35:38 PM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. McLeod & Associates, LLC 1980 Braddock Drive		Send Tax Notice to: Joseph Weston Lowery
Hoover, AL 35226  STATE OF ALABAMA	)	WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, SUZANNE LOWERY, as Successor Trustee of the IRREVOCABLE DISCRETIONARY TRUST OF JERRY W. LOWERY, dated April 24, 2012, and any amendments thereto (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, JOSEPH WESTON LOWERY (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Lot 3, Block 1, according to the Survey of Lake Lane, First Sector, as recorded in Map Book 5, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

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

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.

20221117000426230 11/17/2022 01:35:38 PM DEEDS 2/3 IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the \( \sum\_{\text{\text{U}}} \) day of October, 2022.

SUZANNE LOWERY,
As Successor Trustee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SUZANNE LOWERY, as Successor Trustee of the IRREVOCABLE DISCRETIONARY TRUST OF JERRY W. LOWERY, dated April 24, 2012, and any amendments thereto, 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, as said Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the \_\_\_\_\_ day of October, 2022.

NOTARY PUBLIC

My commission expires:

Expires 8/15/2026

Notary Public, Alabama State at Large

## 20221117000426230 11/17/2022 01:35:38 PM DEEDS 3/3

## Real Estate Sales Validation Form

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

Grantor's Name	SUZANNE LOWERY		Grantee's NameJOSEPH WESTON LOWERY				
Mailing Address	101 LAKE LANE ALABASTER, AL 35	007	Mailing Address 101 LAKE LANE ALABASTER, AL 35007				
Property Address	101 LAKE LANE	^~~	Date of Sale November 16, 2022				
	ALABASTER, AL 350	<del>00</del> /	_ Total Purchase Price\$				
			o Actual		\$195,000.00		
			o Assessor's N		Je <b>\$</b>		
	e or actual value claime of documentary evider			the following	ng documentary evidence: (check		
Bill of SaleSales ContractClosing Statement		Appraisal X_Other	TAX VAL	UATION			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.							
**************************************		Instr	uctions	<u> </u>			
Grantor's name an current mailing add		ovide the name of t	the person or p	persons co	nveying interest to property and their		
Grantee's name ar conveyed.	nd mailing address - pr	ovide the name of	the person or	persons to	whom interest to property is being		
·	the physical address of erty was conveyed.	of the property bein	g conveyed, if	available.	Date of Sale - the date on which		
Total purchase prid the instrument offer	-	aid for the purchase	e of the prope	rty, both rea	al and personal, being conveyed by		
	for record. This may be			_	al and personal, being conveyed by the a licensed appraiser or the assessor's		
valuation, of the pr	operty as determined b	by the local official	charged with t	he respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1(h).		
further understand	<b>-</b>				document is true and accurate. I nposition of the penalty indicated in		
Date November	16, 2022		Print Malco	olm S_McL	eod		
Unattested			Sign		Constant		
	(ve	erified by)		Grantor/G	rantee/Owner/Agent) circle one		
	Offi Jud Cle			ama, County	y		
File 22701	<b>一</b>	lby County, AL 17/2022 01:35:38 PM 3.00 JOANN		^	Form RT-1 Alabama 08/2012 LSS		

20221117000426230

alli 5. Beyl