

This instrument was prepared by:
Heath Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2022-784

Send Tax Notice To:
ERIN TATHAM MCCOWN 20221208000445370
769 Dividing Ridge Drive 12/08/2022 10:25:52 AM
Hoover, AL 35244 DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$289,900.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **LINDSAY JANINE DEEDRICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR SIDNEY LILES (JEFFERSON COUNTY PROBATE CASE NO. 22BHM02586)**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ERIN TATHAM MCCOWN** (herein referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 5, according to the Amended Map of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

ARTHUR SIDNEY LILES WAS THE SURVIVING GRANTEE OF DEED RECORDED IN INSTRUMENT NO. 19770404000030830.

\$275,405.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

AND SAID GRANTOR, for said GRANTOR'S successors, and/or assigns, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and/or assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5 day of December, 2022.

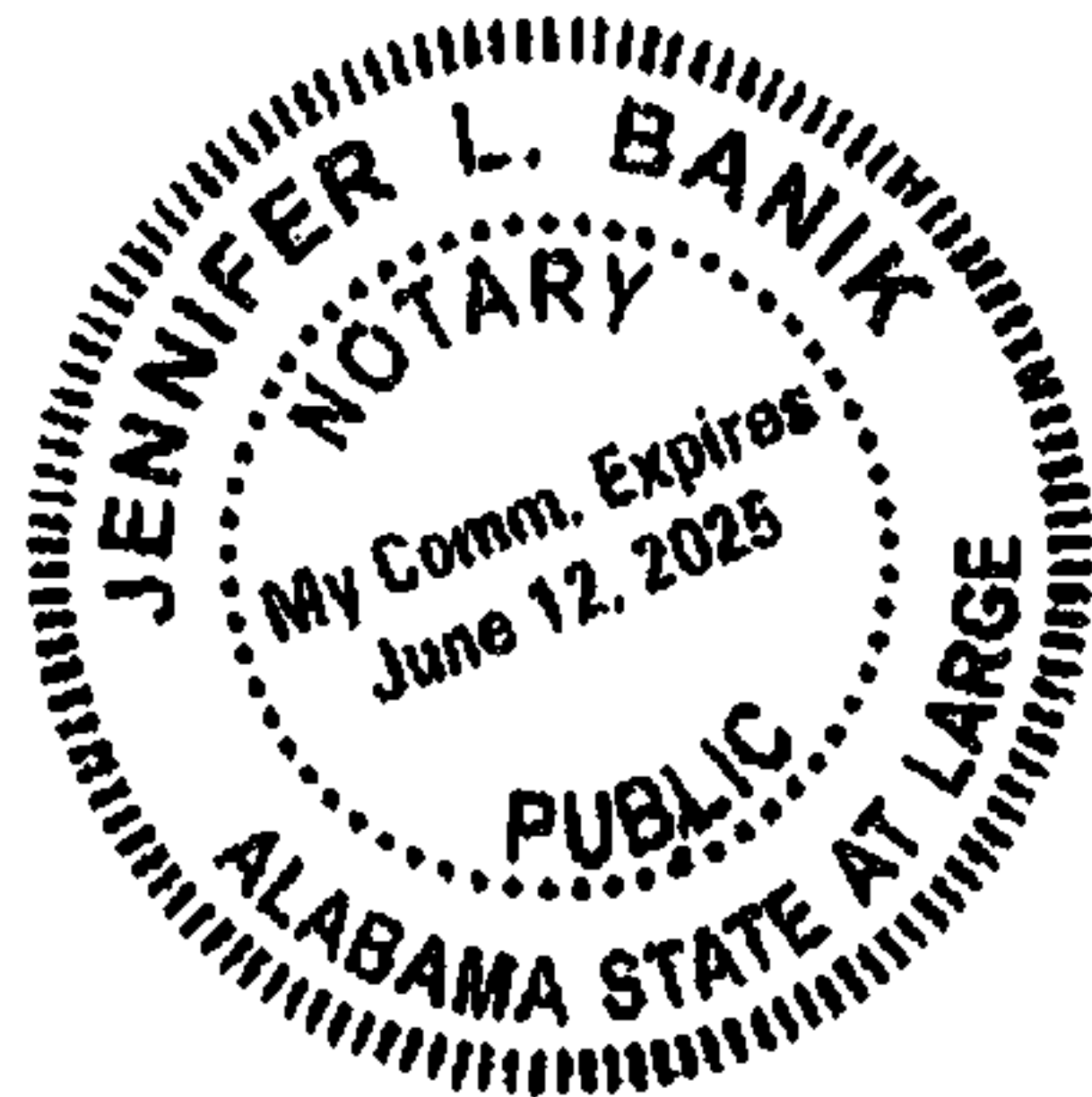
Lindsay Janine Deedrick

LINDSAY JANINE DEEDRICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR SIDNEY LILES (JEFFERSON COUNTY PROBATE CASE NO. 22BHM02586)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **LINDSAY JANINE DEEDRICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR SIDNEY LILES (JEFFERSON COUNTY PROBATE CASE NO. 22BHM02586)**, 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 conveyance, she, in her capacity as PERSONAL REPRESENTATIVE, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of December, 2022.



[Signature]

NOTARY PUBLIC
My Commission Expires: _____

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

Grantor's Name LINDSAY JANINE DEEDRICK, AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF
ARTHUR SIDNEY LILES (JEFFERSON COUNTY PROBATE
CASE NO.22BHM02586)

Mailing Address 769 Dividing Ridge Dr
Hoover, AL 35244

Property Address 769 Dividing Ridge Drive
Hoover, AL 35244

Grantee's Name ERIN TATHAM MCCOWN
 Mailing Address 769 Dividing Ridge Dr
Hoover, AL 35244

Date of Sale December 6, 2022
 Total Purchase Price \$289,900.00

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

_____ Appraisal
 _____ Other:

_____ 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 12.7.22

Print Jennifer L. Beal

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/08/2022 10:25:52 AM
 \$42.50 BRITTANI
 20221208000445370

Allen S. Beal

Form RT-1