



20230216000042050 1/3 \$666.50  
Shelby Cnty Judge of Probate, AL  
02/16/2023 10:28:40 AM FILED/CERT

**This document prepared by:  
Elizabeth A. Roland, Attorney  
Roland Milling Law LLC  
310 Canyon Park Drive  
Pelham, AL 35124**

**(Description furnished by Grantors. No  
survey examined and no title examination  
made by this attorney) Source of Title:  
Instrument No. 20170503000152930  
Recorded in the Probate Judges office of  
Shelby County, AL on 05/13/2017**

**WARRANTY DEED**

**STATE OF ALABAMA     )  
SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**, that, whereas, the title to the property herein-  
after described is presently vested in **Ryan Stewart Dow** and **Linda Sale Dow**, as joint tenants with  
right of survivorship.

WHEREAS, **Ryan Stewart Dow** and **Linda Sale Dow** desire to convey their ownership of the  
said property from their survivorship interest to **Ryan Stewart Dow** and **Linda Sale Dow, Trustees of  
the Ryan Stewart Dow and Linda Sale Dow Living Trust, dated 10 Jan 2023**.

NOW, THEREFORE, for and in consideration of the sum of One Hundred (\$100.00) Dollars,  
cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is  
hereby acknowledged, we, **Ryan Stewart Dow** and **Linda Sale Dow**, husband and wife, hereinafter  
referred to as GRANTORS, do hereby grant, bargain, sell, and convey, unto **Ryan Stewart Dow** and  
**Linda Sale Dow, Trustees of the Ryan Stewart Dow and Linda Sale Dow Living Trust, dated 10 Jan 2023**, as GRANTEES, the following described property situated in Shelby County, Alabama,

to-wit:

Lot 5, According to the Map and Survey of Final Plat of Carriage Creek, recorded in  
Map Book 35, Page 135, In the Office of the Judge of Probate Shelby County, Alabama

**SUBJECT TO:**

1. Advalorem taxes for the year beginning October 1, 2022.
2. Existing easements, restrictions, set back lines, rights of ways, limitations, if  
any, or record.

Shelby County, AL 02/16/2023  
State of Alabama  
Deed Tax: \$637.50



**TO HAVE AND TO HOLD** said premises unto, the said Trustees, for and during their joint lives and upon the death of either, then to the survivor Trustee.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals on this the 10<sup>th</sup> day of January, 2023.

Ryan Stewart Dow (L.S.)  
Ryan Stewart Dow

Linda Sale Dow (L.S.)  
Linda Sale Dow

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Ryan Stewart Dow** and **Linda Sale Dow**, husband and wife, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of January, 2023.

Elizabeth A. Kelen  
Notary Public  
My Commission Expires: April 7, 2026

Send tax notice to:  
Ryan Stewart Dow and  
Linda Sale Dow, Trustees of the  
Ryan Stewart Dow and Linda Sale Dow Living Trust  
117 Carriage Creek Path  
Chelsea, AL 35043

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Ryan Stewart & Linda Sale Dow  
Mailing Address 117 Carriage Creek Path  
Chelsea, AL 35043

Grantee's Name Ryan Stewart Dow & Linda Sale Dow  
Mailing Address Trustees of the Ryan Stewart Dow &  
Linda Sale Dow Living Trust  
117 Carriage Creek Path, Chelsea, A

Property Address 117 Carriage Creek Path  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 637,210.00

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 Tax Assessor's Value

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 10 Jan 2023  
Unattested \_\_\_\_\_  
(verified by) \_\_\_\_\_  
Print Ryan Stewart Dow  
Sign Ryan Stewart Dow  
(Grantor/Grantee/Owner/Agent) circle one

Print Form