

This Instrument Prepared by:

HUGH C. HENDERSON
BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

Send Tax Notice to:

James K. Lowery
25 County Road 260
Maylene, AL 35114



20230317000073860 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/17/2023 11:01:51 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of: ONE HUNDRED THOUSAND and 00/100s (\$100,000.00) DOLLARS, in hand paid to the undersigned, ANGELA MENDOZA, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to: JAMAES K. LOWERY, (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A'

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

This property was owned by JAMES LOWERY and RITA LOWERY, husband and wife, jointly with rights of survivorship. JAMES LOWERY died in 2016. RITA LOWERY died on January 15, 2022. RITA LOWERY had two heirs, her children, JAMES K. LOWERY and ANGELA MENDOZA. The intent of this deed is for ANGELA MENDOZA to deed to JAMES K. LOWERY any and all interest she may have or receive in this property and with the intent that JAMES K. LOWERY be the sole owner of said property.

SOURCE OF TITLE: GRANTEE.

TO HAVE AND TO HOLD Unto the said GRANTEE forever.

GIVEN under my hand and seal, this 20th day of FEBRUARY, 2023.

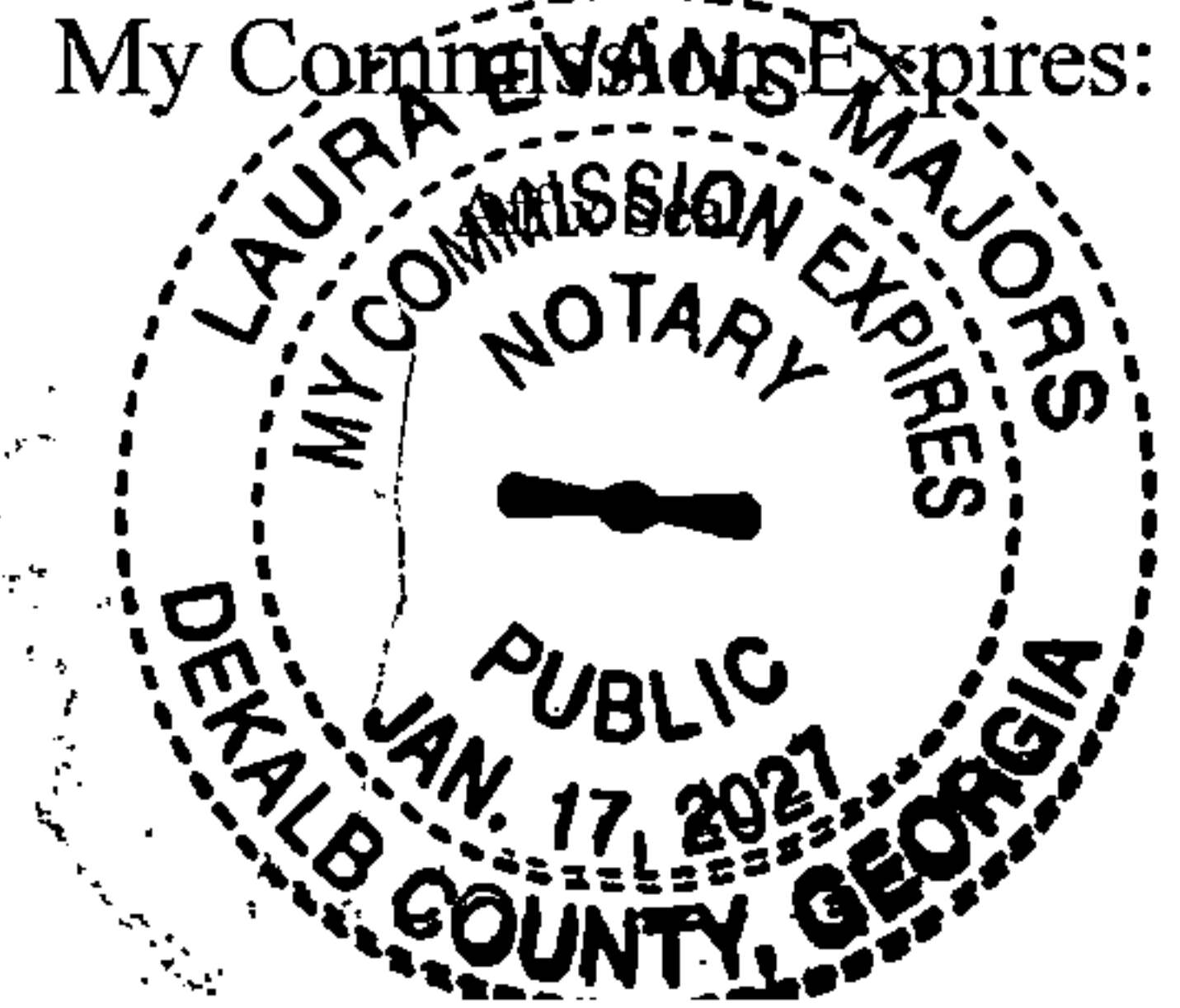

WITNESS


ANGELA MENDOZA

STATE OF GEORGIA)
DEKALB COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that ANGELA MENDOZA, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of FEBRUARY, 2023.


NOTARY PUBLIC
My Commission Expires: 1-17-27




20230317000073860 2/3 \$128.00
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EXHIBIT "A"

A certain plot of land situated in the North half of the North Half of the Northwest Quarter of the Northeast Quarter of Section 17, Township 21, Range 3 West. Beginning at the Northeast corner and run South 50 feet to the point of beginning. Thence run in a Westward direction 45 feet; thence turning in a Southwestward direction run along the right of way of the Pearless Cohby Road 345 feet to the Southern Railroad Company's right of way; thence turning in a Southeastward direction and run 90 feet; thence turning East and run 210 feet; thence turn North and run 290 feet North to the Point of Beginning.

Being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

20230317000073860 3/3 \$128.00
Shelby Cnty Judge of Probate, AL
03/17/2023 11:01:51 AM FILED/CERT

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

Grantor's Name Angela Mendoza
Mailing Address 3621 Bishop Dr.
Tucker, GA
30084

Grantee's Name James K. Lowery
Mailing Address 25 Hwy 260
Maylene, Al.
35114

Property Address 25 Hwy 260
Maylene, Al.
35114

Date of Sale 2-28-23
Total Purchase Price \$ 100,000.00

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
☐ 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 3-17-23

Print James K. Lowery

Unattested

(verified by)

Sign

James K. Lowery

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1