

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Cara Ann Thomas and Phyllis Thomas
5020 Forestwood Lane
Birmingham, AL 35242
20230320000074990
03/20/2023 10:35:50 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Fifty-Five Thousand And No/100 Dollars (\$455,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael B. Dowling and Mackenzie M. Dowling, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cara Ann Thomas and Phyllis Thomas and Terry Thomas (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 113, according to the survey of Southern Pines Fourth Sector, as recorded in Map Book 7, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

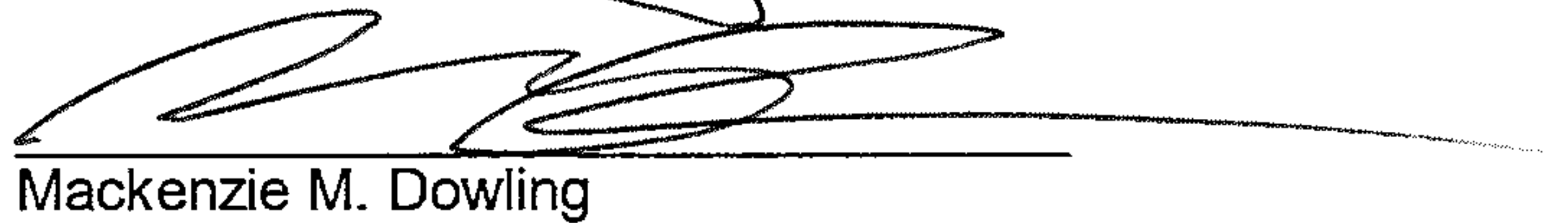
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$250,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 17 day of March, 2023.


Michael B. Dowling

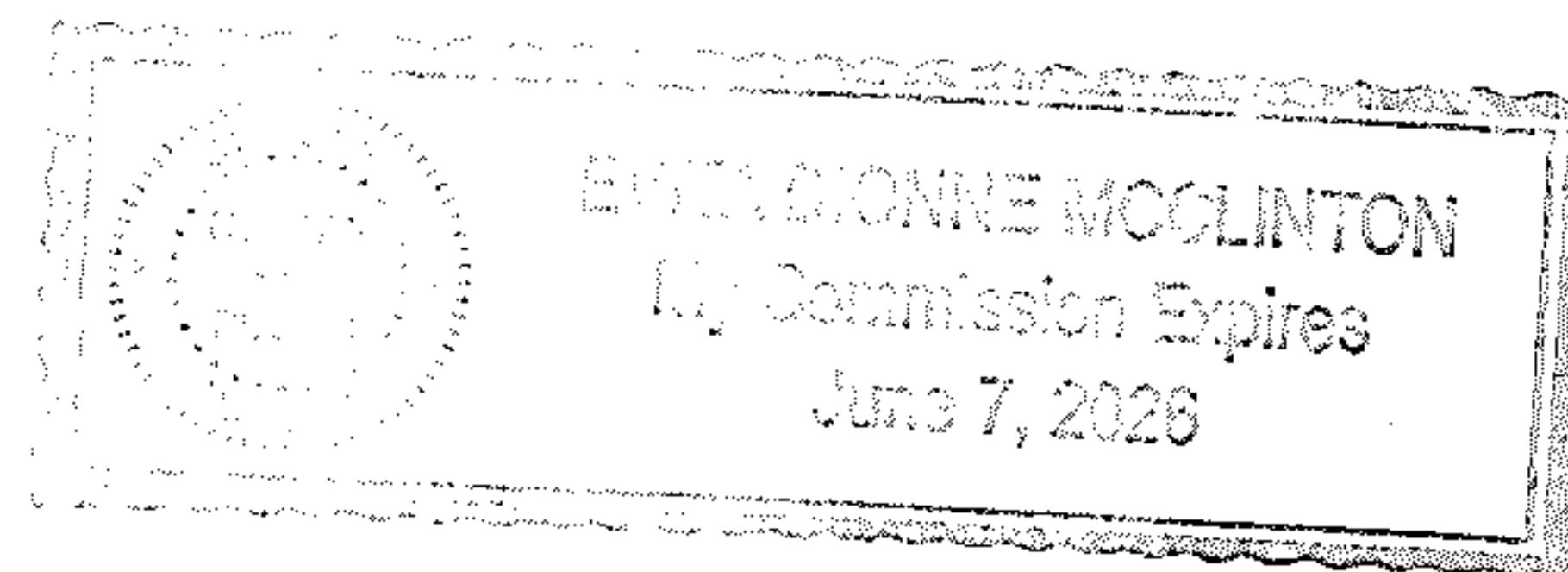

Mackenzie M. Dowling

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Dowling and Mackenzie M. Dowling whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 17 day of March, 2023


Notary Public
My commission expires: 6-7-24



Real Estate Sales Validation Form

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

Grantor's Name	Michael B. Dowling and Mackenzie M. Dowling	Grantee's Name	Cara Ann Thomas and Phyllis Thomas and Terry Thomas
Mailing Address	2404 Georgia Ave Valdosta, GA 31602	Mailing Address	5020 Forestwood Lane Birmingham, AL 35242
Property Address	5020 Forestwood Lane Birmingham, AL 35242	Date of Sale	March 17, 2023
		Total Purchase Price	\$455,000.00
		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☐ Appraisal☐ Sales Contract☐ 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 - Michael B. Dowling and Mackenzie M. Dowling, 2404 Georgia Ave, Valdosta, GA 31602.

Grantee's name and mailing address - Cara Ann Thomas and Phyllis Thomas and Terry Thomas, 5020 Forestwood Lane, Birmingham, AL 35242.

Property address - 5020 Forestwood Lane, Birmingham, AL 35242

Date of Sale - March 17, 2023.

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.

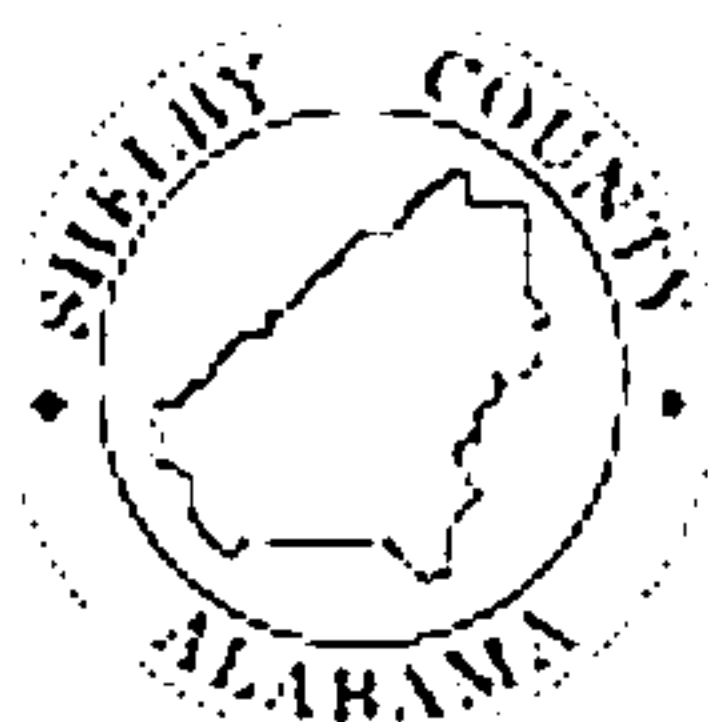
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: March 17, 2023

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2023 10:35:50 AM
\$234.00 JOANN
20230320000074990

Allen S. Bayl