



20230321000077560 1/3 \$428.00
Shelby Cnty Judge of Probate, AL
03/21/2023 11:19:55 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ronald L. Lowery and Janet L. Lowery
185 Hawks View Drive
Leeds, AL 35094

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Thousand and 00/100 (\$400,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jenni Lou Moore, a married woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronald L. Lowery and Janet L. Lowery**, hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a found one inch bar to be the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; thence run South 01 degrees 28 minutes 57 seconds West along the East line of said 1/4-1/4 Section for a distance of 116.96 feet to an iron pin set with a SSI cap; thence run South 63 degrees 41 minutes 35 seconds West for a distance of 231.27 feet to an iron pin set with a SSI cap; thence run South 46 degrees 26 minutes 14 seconds West for a distance of 59.63 feet to an iron pin set with a SSI cap; thence run North 41 degrees 07 minutes 29 seconds West for a distance of 72.14 feet to an iron pin set with a SSI cap at the point of beginning; thence run South 46 degrees 48 minutes 30 seconds West for a distance of 175.81 feet to an iron pin set with a SSI cap; thence run South 30 degrees 45 minutes 32 seconds East for a distance of 82.83 feet to an iron pin set with a SSI cap; thence run South 37 degrees 58 minutes 23 seconds East for a distance of 220.13 feet to an iron pin set with a SSI cap; thence run South 26 degrees 12 minutes 48 seconds East for a distance of 132.34 feet to a found crimp on the Northerly right of way line of Highway 41; thence run South 58 degrees 39 minutes 00 seconds West along said right of way line for a distance of 592.02 feet to a found bolt; thence run North 04 degrees 29 minutes 06 seconds West for a distance of 283.12 feet to a found bolt; thence run North 05 degrees 50 minutes 29 seconds West for a distance of 544.36 feet to a PK nail set; thence run North 83 degrees 59 minutes 13 seconds East for a distance of 232.68 feet to an iron pin found with a Carver cap; thence run North 06 degrees 01 minutes 29 seconds West for a distance of 208.66 feet to an iron pin found with a Carver cap; thence run South 83 degrees 58 minutes 31 seconds West for a distance of 232.01 feet to an iron pin set with a SSI cap; thence run North 05 degrees 50 minutes 29 seconds West for a distance of 115.80 feet to an iron pin set with a SSI cap; thence run North 04 degrees 17 minutes 45 seconds West for a distance of 275.23 feet to an iron pin set with a SSI cap; thence run South 89 degrees 34 minutes 30 seconds East for a distance of 12.86 feet to a PK nail found; thence run North 04 degrees 40 minutes 32 seconds West for a distance of 237.56 feet to an iron pin set with a SSI cap; thence run North 85 degrees 12 minutes 42 seconds East for a distance of 215.00 feet to an iron pin set with a SSI cap; thence run North 04 degrees 40 minutes 32 seconds West for a distance of 202.70 feet to an iron pin set with a SSI cap; thence run North 85 degrees 11 minutes 06 seconds East for a distance of 367.22 feet to an iron pin set with a SSI cap; thence run South 00 degrees 57 minutes 37 seconds West for a distance of 1107.54 feet to an iron pin set with a SSI cap; thence run South 46 degrees 48 minutes 30 seconds West for a distance of 13.58 feet to the point of beginning.

Shelby County, AL 03/21/2023
State of Alabama
Deed Tax: \$400.00



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Subject To:

Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantor nor that of her spouse.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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; the GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' 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 10th day of March, 2023.

Witness

Jenni Lou Moore
Jenni Lou Moore

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jenni Lou Moore, a married woman, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of March, 2023.

[Signature]

NOTARY PUBLIC

My Commission Expires: 06-02-2023



(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name Jenni Lou Moore

Grantee's Name Ronald L. Lowery and Janet L. Lowery

Mailing Address 1460 Highway 5
Marion Junction, AL 36759

Mailing Address 185 Hawks View Drive
Leeds, AL 35094

Property Address Corner of Hwy 41 & Hawks View Dr
Leeds, AL 35094

Date of Sale March 10, 2023

Total Purchase Price \$ 400,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 _____

Print Jenni Lou Moore

Unattested

(verified by)

Sign

Jenni Lou Moore

(Grantor/Grantee/Owner/Agent) circle one