



20230425000119810 1/3 \$228.00
Shelby Cnty Judge of Probate, AL
04/25/2023 10:48:33 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:
Patricia Littlefield
541 Chesser Circle
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thousand and No/100 Dollars, (\$200,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ronald L. Lowery and wife, Janet L. Lowery** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Patricia Littlefield**, (hereinafter 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:

A parcel of land situated in 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 found 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 found 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 found 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 found with a SSI cap; thence run South 46 degrees, 48 minutes, 30 seconds West for a distance of 175.81 feet to an iron pin found 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 found 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 found 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 found; 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 at the point of beginning; thence run South 83 degrees, 58 minutes, 31 seconds West for a distance of 232.01 feet to an iron pin found 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 found 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 found 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 found 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 found 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 found 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 found with a SSI cap; thence run South 00 degrees, 57 minutes, 37 seconds West for a distance of 823.32 feet to an iron pin set with a SSI cap; thence run South 83 degrees, 58 minutes, 31 seconds East for a distance of 281.77 feet to the point of beginning. Said parcel of land containing 9.37 Acres, more or less.

Shelby County, AL 04/25/2023
State of Alabama
Deed Tax: \$200.00



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Subject To:

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

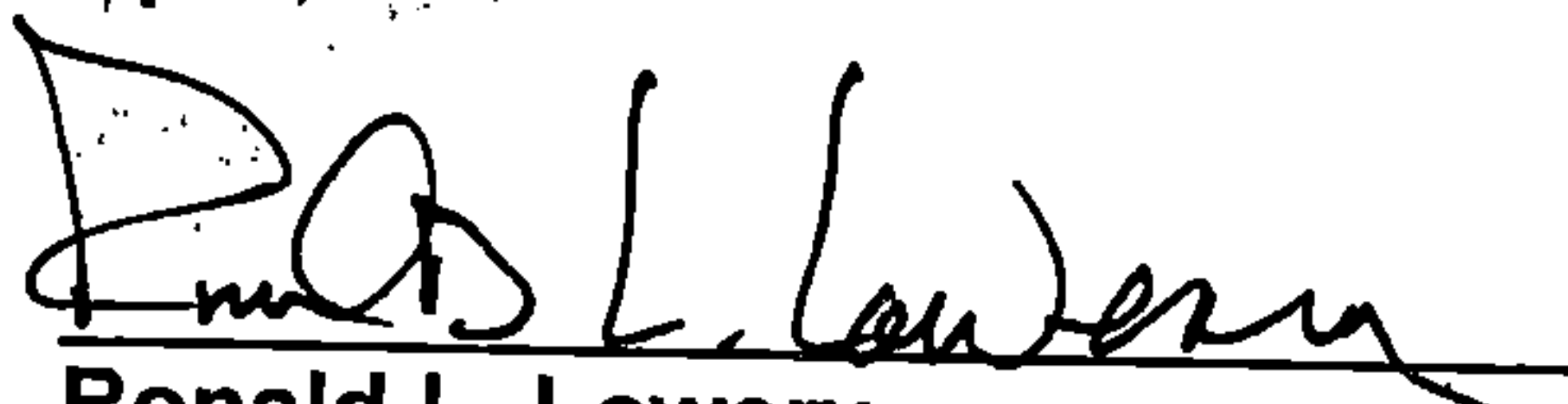
Existing covenants and restrictions, easements, building lines and limitations of record.

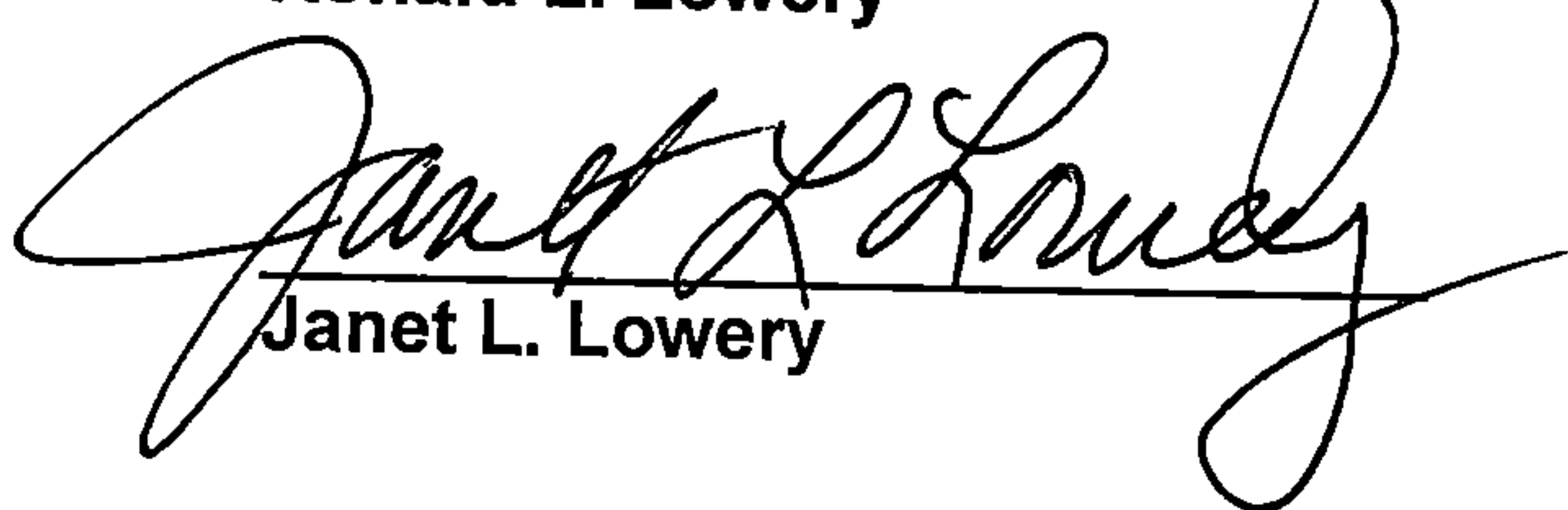
No Title Search Performed. No Title Search Requested.

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 GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS' are 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; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 24th day of April, 2023.

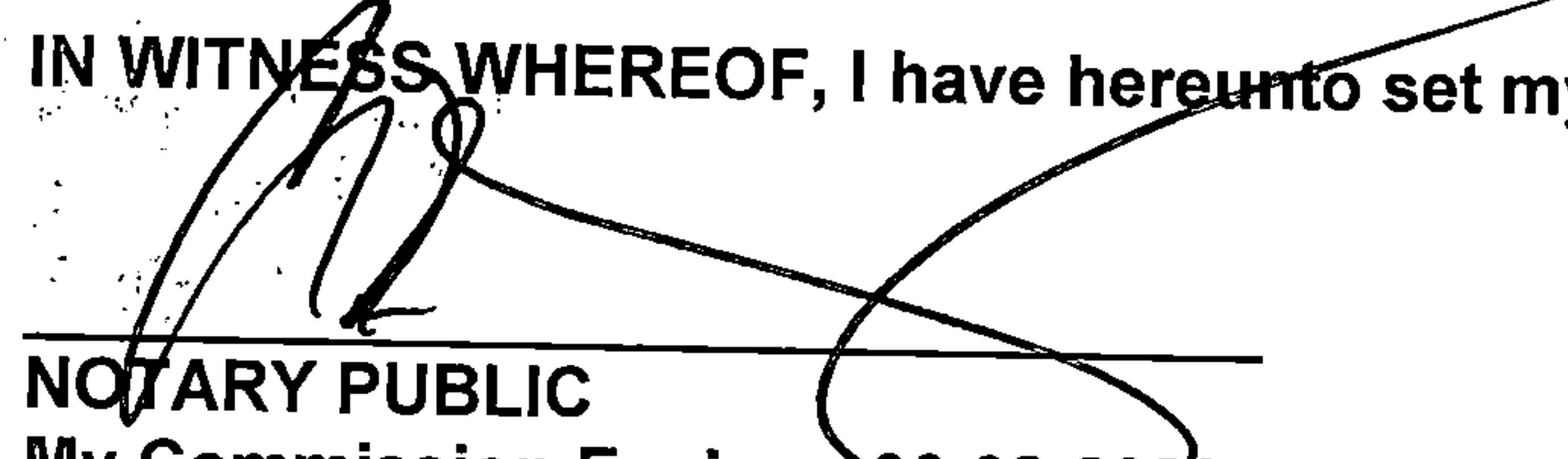

Ronald L. Lowery

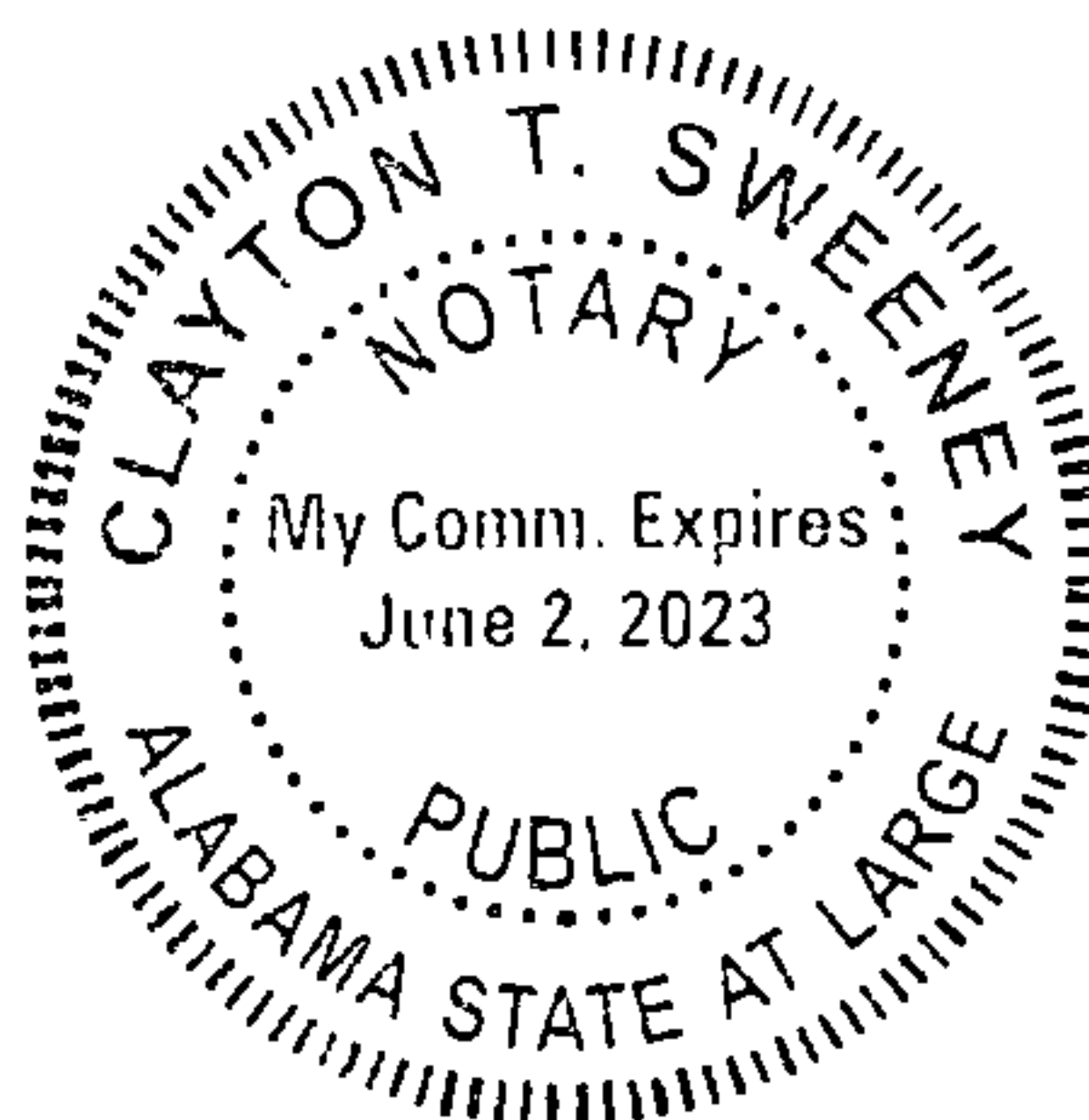

Janet L. Lowery

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronald L. Lowery and wife, Janet L. Lowery, whose names 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of April, 2023.


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 Ronald L. Lowery and
Janet L. Lowery

Grantee's Name Patricia Littlefield

Mailing Address 185 Hawks View Drive
Leeds, AL 35094

Mailing Address 541 Chesser Circle
Chelsea, AL 35043

Property Address 9.37 acres on Hawks View Dr.
Leeds, AL 35094

Date of Sale April 24, 2023

Total Purchase Price \$ 200,000.00

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 Ronald L. Lowery and Janet L. Lowery

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one