


This instrument prepared by:
Morrison Honea, LLC
101 North Main Street
Columbiana, Al 35051

Send Tax Notice to:
Ms. Donna Lewis
201 Doyle Drive
Montevallo, Al 35115

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20230425000120320 1/3 \$110.50
Shelby Cnty Judge of Probate, AL
04/25/2023 01:17:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **ONE and NO/100 (\$1.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **DONNA DODSON LEWIS**, an unmarried woman (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **DONNA DODSON LEWIS AND JONATHAN WADE LEWIS** (herein referred to as GRANTEES), to own as JTWROS, in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

Lot 21 of Sunnydale Estates, 3rd Sector, as described in map book 07, page 078 of the Shelby County Probate records.

Source of title: A warranty deed from Daniel B Stagner and wife Vickie Stagner, to Wade H Lewis and Donna D Lewis, jointly with right of survivorship, executed 22 February 1994 and recorded on 25 February 1994 with Certificate number 1994:06295 in the Shelby County Alabama Probate Office. Grantor herein is one and the same person as Donna D Lewis named therein. Wade H Lewis died 08 February 2018 in Shelby County without alienating any of his share in this property.

Property address: 201 Doyle Drive, Montevallo, Alabama 35115

Parcel Number: 28 3 06 0 001 011.017

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, whether or not correctly described above.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and

I, Donna D. Lewis do for myself and for my 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 known encumbrances; that we have a good right to sell and

Shelby County, AL 04/25/2023
State of Alabama
Deed Tax: \$82.50

convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITENSS WHEREOF, the Grantors has hereunto set their hand and seal on April 25th, 2023.

Donna Dodson Lewis

DONNA DODSON LEWIS

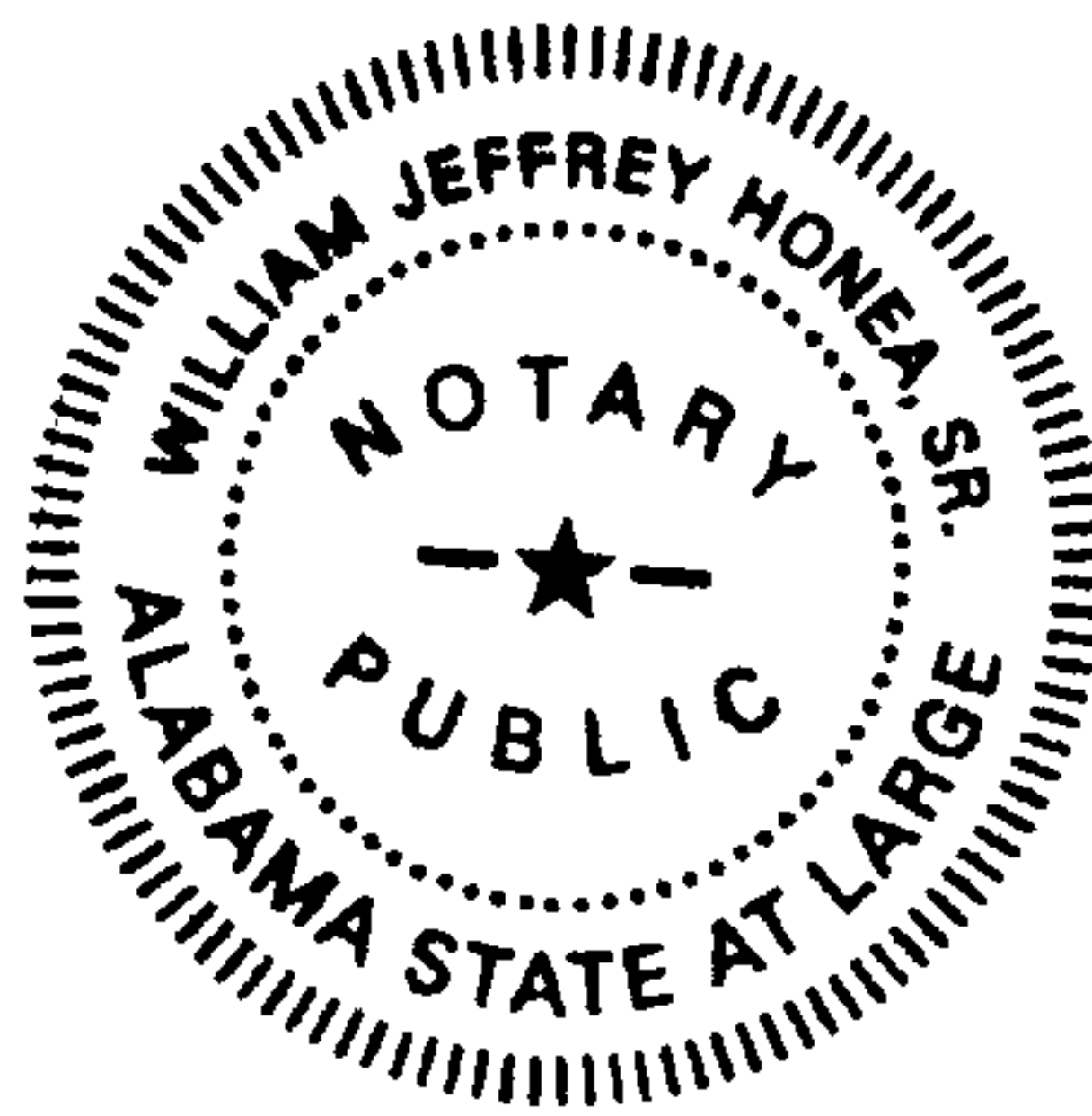
20230425000120320 2/3 \$110.50
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State of **Alabama**

County of **SHELBY**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **Donna D. Lewis**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of APRIL, 2023.



William Jeffrey Honea, Sr.
Notary Public

Commission expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Donna Lewis
Mailing Address 201 Doyle Dr
Montevallo AL
35115

Grantee's Name Donna + Jonathan Lewis
Mailing Address 201 DOYLE Drive
Montevallo, AL
35115

Property Address 201 Doyle Dr
Montevallo, AL
35115

Date of Sale 4/25/23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$1 82,160.00

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 Shelby Co. Tax Appraiser's Map

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 4/25/23

Print Jeff Haver, Sr
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)