

THIS INSTRUMENT PREPARED BY:  
HILL, GOSSETT, KEMP & WATSON, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars No/100 (\$10.00) and other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Eric Blaine Arrowood, as Personal Representative of the Estate of Brian Keith Arrowood**, (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **Eric Blaine Arrowood** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Lake Meadows Estates, as recorded in Map Book 21, Page 74, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.**

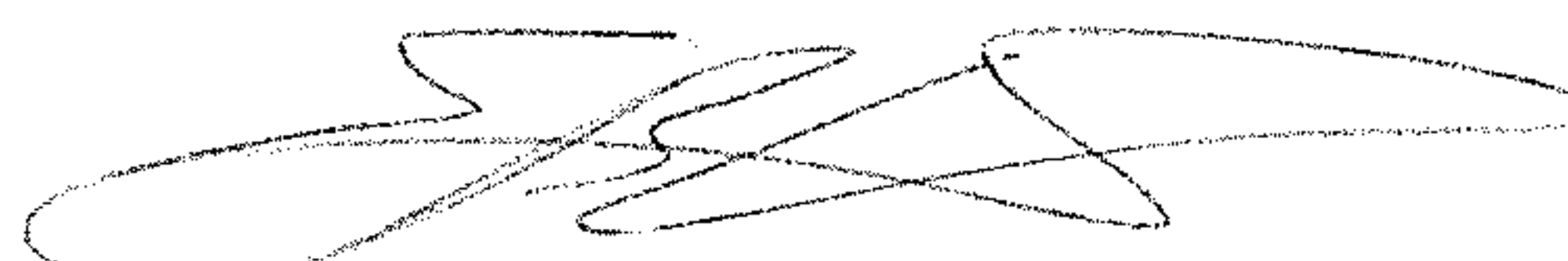
**Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.**

This deed was prepared without the benefit of title search or title insurance. Legal description furnished by Grantor.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9<sup>th</sup> day of March, 2023.



Eric Blaine Arrowood, as Personal Representative of the  
Estate of Brian Keith Arrowood



STATE OF ALABAMA     )  
ST. CLAIR COUNTY     )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Eric Blaine Arrowood, as Personal Representative of the Estate of Brian Keith Arrowood**, 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 9<sup>th</sup> day of March, 2023.

Mary Chapman  
Notary Public  
My Commission Expires: 9-28-25



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Eric Blaine Arrowood  
 Mailing Address 2071 Tudor Lane  
Moody, Alabama 35004

Grantee's Name Eric Blaine Arrowood  
 Mailing Address 2071 Tudor Lane  
Moody, Alabama 35004

Property Address 198 Lake Drive  
Shelby, Alabama 35143

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/21/2023 02:42:47 PM  
 \$88.00 PAYGE  
 20230621000184740

or  
 Actual Value \$ 69,000

or  
 Assessor's Market Value \$ \_\_\_\_\_

*Allen S. Byrd*

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 \_\_\_\_\_

Print Eric Blaine Arrowood

☐ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**