

This Instrument was Prepared by:

Send Tax Notice To: Daryl L. Pitts

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-23-29346

720 Lynn Dr SE  
Apt 406 D  
Jacksonville AL 36265

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Randolph Mott Fowler, a married man and The Estate of Conrad M. Fowler, Jr., PR-2021-000624**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daryl L. Pitts**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1, according to the 1976 Addition to Shelby Shores, recorded in Map Book 6, Page 107, in the Probate Office of Shelby County, Alabama.

Lots 27 and 28, according to the 1969 Addition to Shelby Shores, recorded in Map Book 5, Page 46, in the Probate Office of Shelby County, Alabama.

No part of the homestead of the Grantors herein or spouse.

The Estate of Conrad M. Fowler, Jr. is filed in the Shelby County Probate Court, Case #PR-2021-000624. **Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of August, 2023.

  
Randolph Mott Fowler

THE ESTATE OF CONRAD M. FOWLER, JR.  
PR-2021-000624, SHELBY COUNTY, ALABAMA

  
By Rachel Brown Fowler  
Personal Representative

State of Alabama

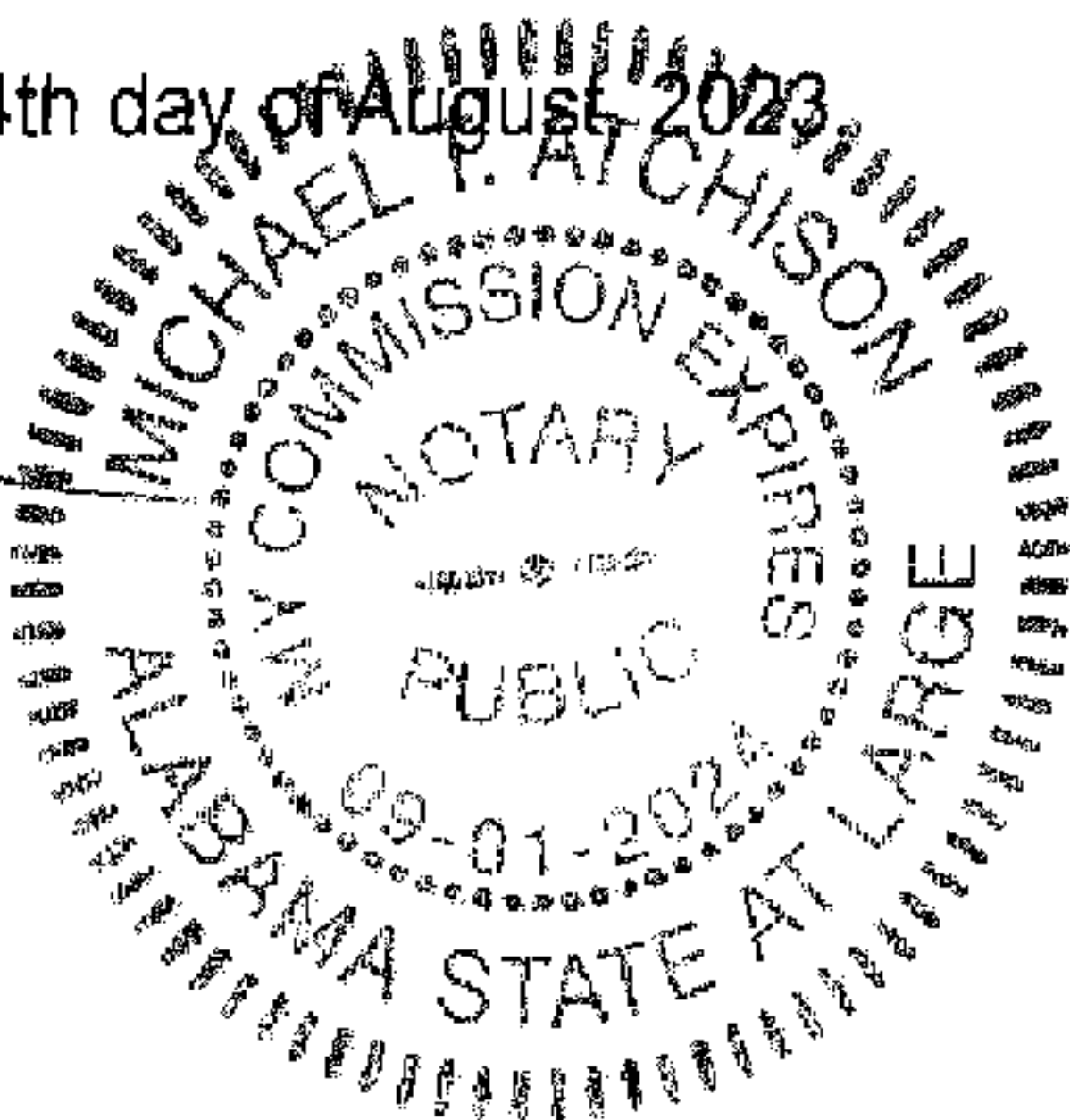
County of Shelby

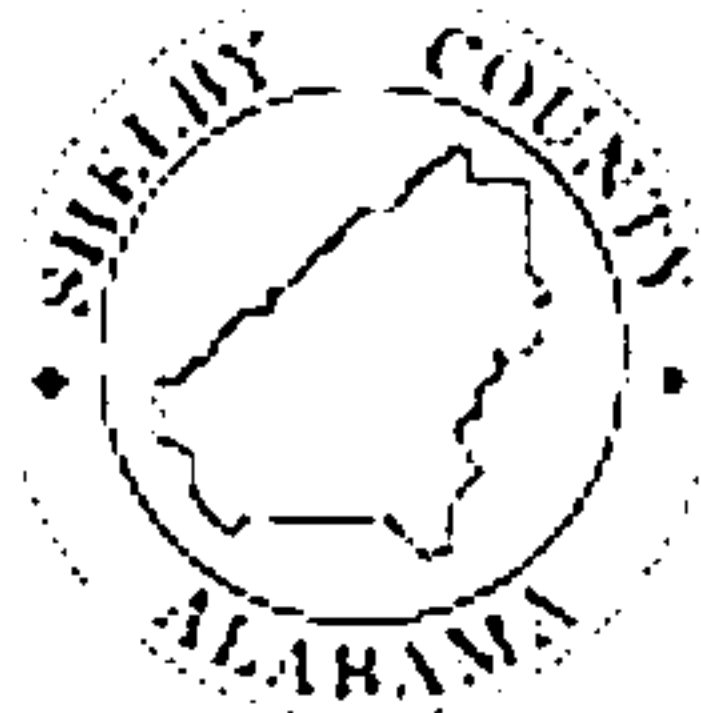
I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Randolph Mott Fowler and Rachel Brown Fowler as Personal Representative of The Estate of Conrad M. Fowler, JR., PR-2021-000624, Shelby County, Alabama. whose name(s) is/are signed to the foregoing conveyance, 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 this the 24th day of August, 2023.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/24/2023 02:23:58 PM  
 \$116.00 BRITTANI  
 20230824000255190

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Randolph Mott Fowler The Estate of Conrad M. Fowler, Jr. PR-2021-000624, Shelby County, Alabama	Grantee's Name	Daryl L. Pitts
Mailing Address	<u>35 Cross Cr Dr West</u> <u>Mountain Brook AL 35213</u>	Mailing Address	<u>720 Lynn Dr SE</u> <u>Apt 406-D</u> <u>Tucker, GA 30084</u>
Property Address	<u>Shelby, AL 35143</u>	Date of Sale	<u>August 24, 2023</u>
		Total Purchase Price	<u>\$90,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 of 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 August 21, 2023

Print Randolph Mott Fowler

Unattested

Sign

*[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1