



20231206000352060 1/3 \$522.50
Shelby Cnty Judge of Probate, AL
12/06/2023 10:38:12 AM FILED/CERT

This instrument was prepared by:

Send Tax notice to:

WILLIAM E. SWATEK, ATTORNEY AT LAW
2 Riverchase Office Plaza, Suite 124
Hoover, Alabama 35226

David J. Owens
1704 Russet Woods Lane
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

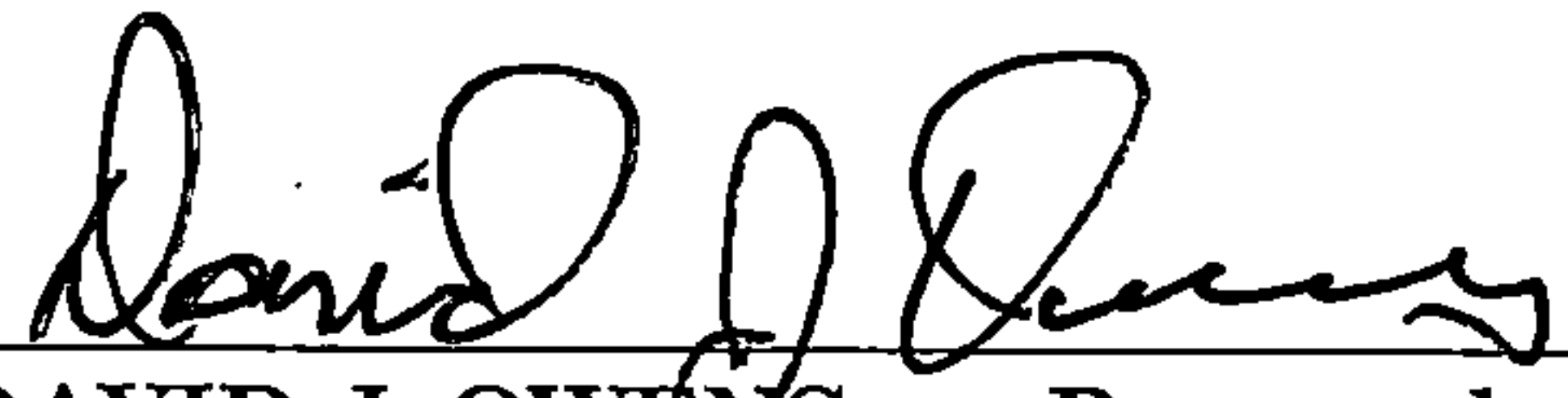
KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten and no/100 Dollars (\$10.00) to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **DAVID J. OWENS, as Personal Representative of the Estate of Mamie L. Owens** (hereinafter referred to as Grantor), do hereby grant, bargain, sell and convey unto **DAVID J. OWENS, KRISTINA OWENS FAULKNER and TAMARA OWENS BEARDEN** (hereinafter referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11 of Owens Industrial Park, First Addition, as recorded in
Map Book 11, Page 2, in the Probate Office of Shelby County,
Alabama.

TO HAVE AND TO HOLD to the said grantees, their successors and assigns forever.

And I do, for myself and my heirs, executors and administrators, covenant with said grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise stated 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 said grantees, their successors and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 5th
day of December, 2023.



**DAVID J. OWENS, as Personal
Representative of the Estate of
Mamie L. Owens.**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DAVID J. OWENS, as Personal Representative of the Estate of Mamie L. Owens**, whose name is signed to the foregoing conveyance, and who is known to me,

Shelby County, AL 12/06/2023
State of Alabama
Deed Tax: \$493.50



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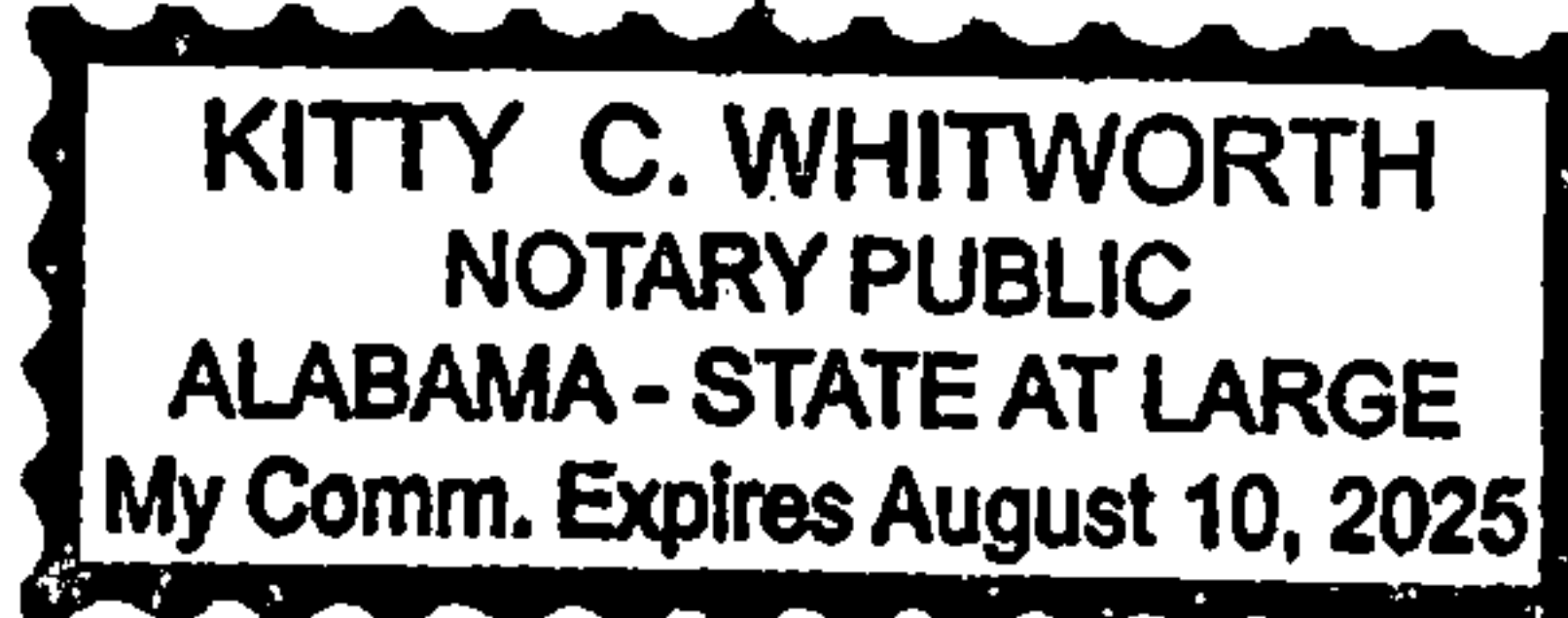
acknowledged before me on this day that, being informed of the contents of this conveyance,
he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 5th day of December,
2 023.

Kitty C. Whitworth
NOTARY PUBLIC

(SEAL)

My Commission Expires:





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Real Estate Sales Validation Form

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

Grantor's Name David J. Owens Personal Rep of Estate of Mamie Owens Grantee's Name David J. Owens
 Mailing Address 1704 Russet Woods Ln Hoover, AL 35244 Mailing Address 1704 Russet Woods Ln Hoover, AL 35244

Property Address 108 David Green Rd. Birmingham, AL 35244 Date of Sale 12/5/2023
 Total Purchase Price \$ NONE
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 493,290

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 12/5/2023 Print David J. OWENS
 Unattested Sign David J. Owens
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Kathy G. Whitworth