

This Instrument was Prepared by:

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

Send Tax Notice To: Highland Construction and Development,
LLC

1113 Long Branch Parkway
Columbiana, AL 35040

File No.: S-24-29631

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Four Thousand Dollars and No Cents (\$54,000.00)**, 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, **The Estate of Conrad M. Fowler, Jr. PR-2021-000624, Shelby County, Alabama and Randolph Mott Fowler, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Highland Construction and Development, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots No. 34 and 36, in Shelby Shores, map of which is recorded in Map Book 4, Page 75, in the Probate Office of Shelby County, Alabama.

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

Property may be subject to 2024 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 2nd day of February, 2024.

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

Rachel Brown Fowler
Rachel Brown Fowler
Personal Representative

Randolph Mott Fowler
Randolph Mott Fowler

State of Alabama

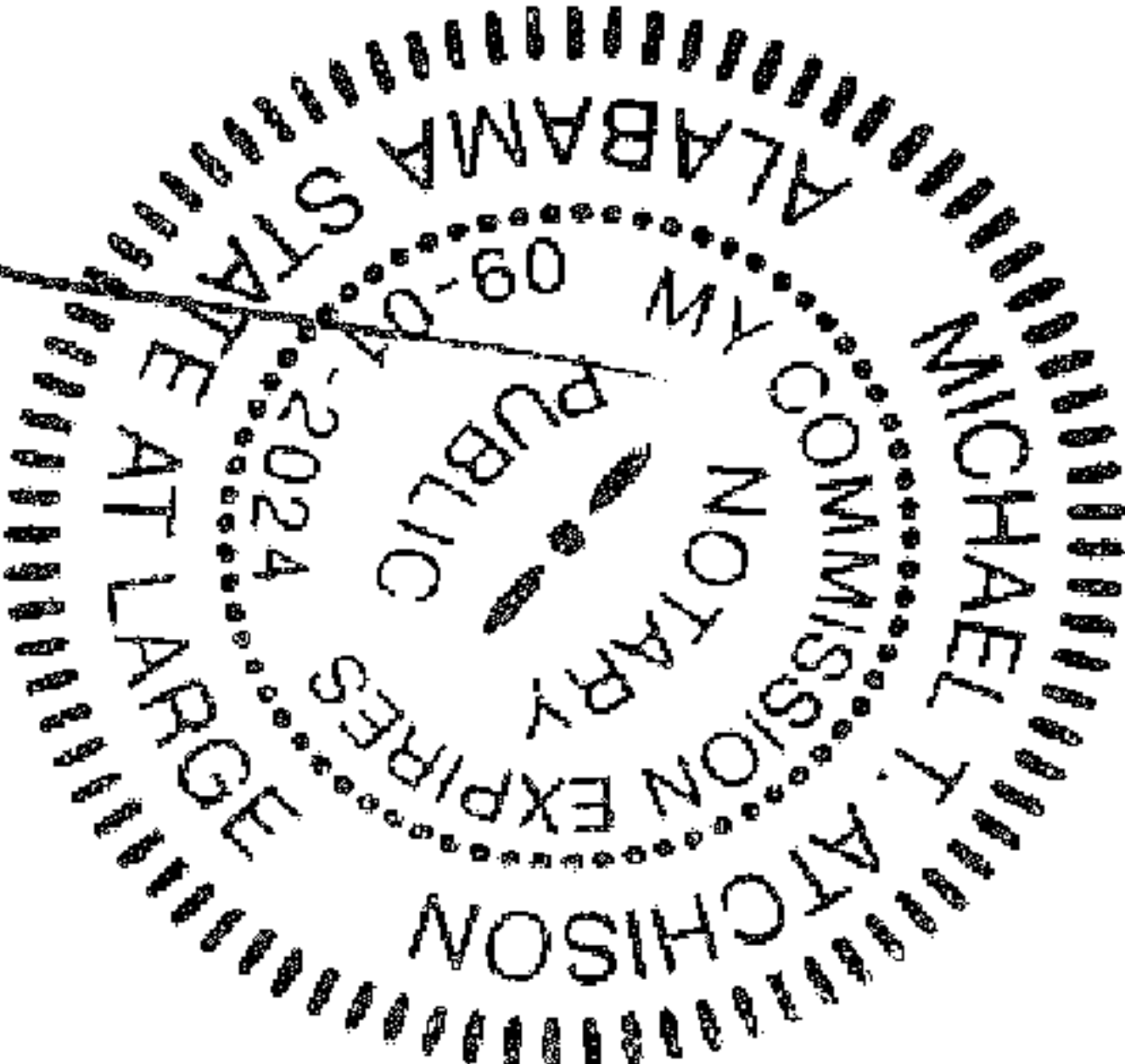
County of Shelby

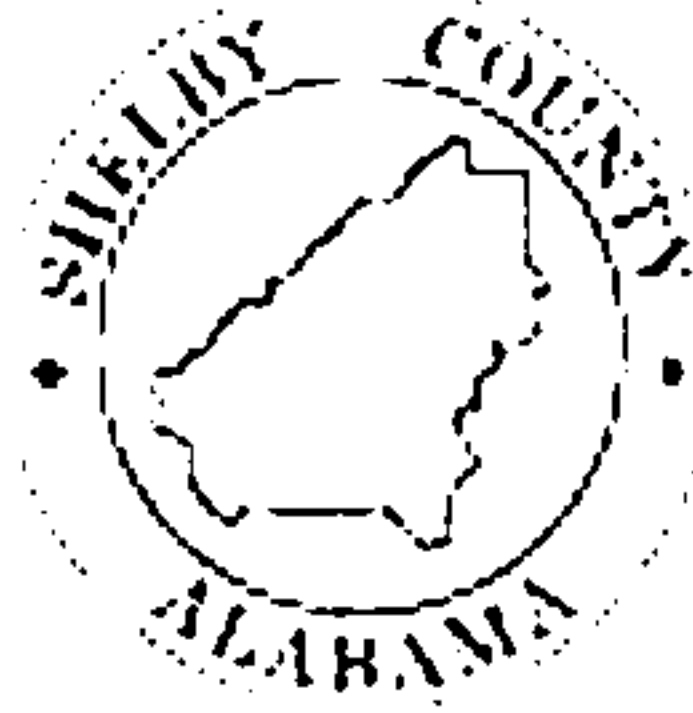
I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Rachel Brown Fowler as Personal Representative of The Estate of Conrad M. Fowler, Jr. PR-2021-000624, Shelby County, Alabama and Randolph Mott Fowler, a married man, whose name(s) is/are signed to the 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 2nd day of February, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/02/2024 01:27:23 PM
 \$80.00 BRITTANI
 20240202000027750

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Conrad M. Fowler, Jr.
 PR-2021-000624, Shelby County,
 Alabama
 Randolph Mott Fowler

Grantee's Name Highland Construction and
 Development, LLC

Mailing Address 156 The Highlands
Tuscaloosa AL 35404

Mailing Address 1113 Long Branch Pkwy
Calera, AL 35040

Property Address River Dr.
Shelby, AL 35143

Date of Sale February 02, 2024
 Total Purchase Price \$54,000.00

or
 Actual Value

or
 Assessor's Market Value

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
xx 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 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 January 23, 2024

Print The Estate of Conrad M. Fowler, Jr.
PR-2021-000624, Shelby County, Alabama

 Unattested

Sign *Conrad M. Fowler, Jr.*