

THIS INSTRUMENT PREPARED BY:
DAWN GRUBBS
345 MILLER CIRCLE
INDIAN SPRINGS, ALABAMA 35124

Send Tax Notice To:
JOSHUA LAWLEY
2159 BANEBERRY DRIVE
HOOVER, ALABAMA 35244

WARRANTY DEED

State of Alabama
Shelby County


20240216000041510 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
02/16/2024 02:40:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and 00/100 (\$10) to the undersigned Grantor, DAWN GRUBBS, AN UNMARRIED WOMAN, (hereinafter referred to as Grantor), in hand paid by Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grants, bargain, sell and convey unto JOSHUA LAWLEY, AN UNMARRIED MAN, (herein referred to as Grantee), for and during his live and upon death of grantee, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A Parcel of land situated in the Farley Family Subdivision, Lot 2 (Exhibit A), being more particularly described as follows:

Commence at SW Corner, NE ¼ - NE ¼, Sec. 8, T-18S, R-2E, Shelby County, AL, Map Book 55, Page 62.

The purchase price or actual value of the conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/16/2024
State of Alabama
Deed Tax: \$21.00



20240216000041510 2/4 \$52.00
Shelby Cnty Judge of Probate, AL
02/16/2024 02:40:41 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 13 day of February, 2024.

Dawn Grubbs

STATE OF ALABAMA

SHELBY COUNTY

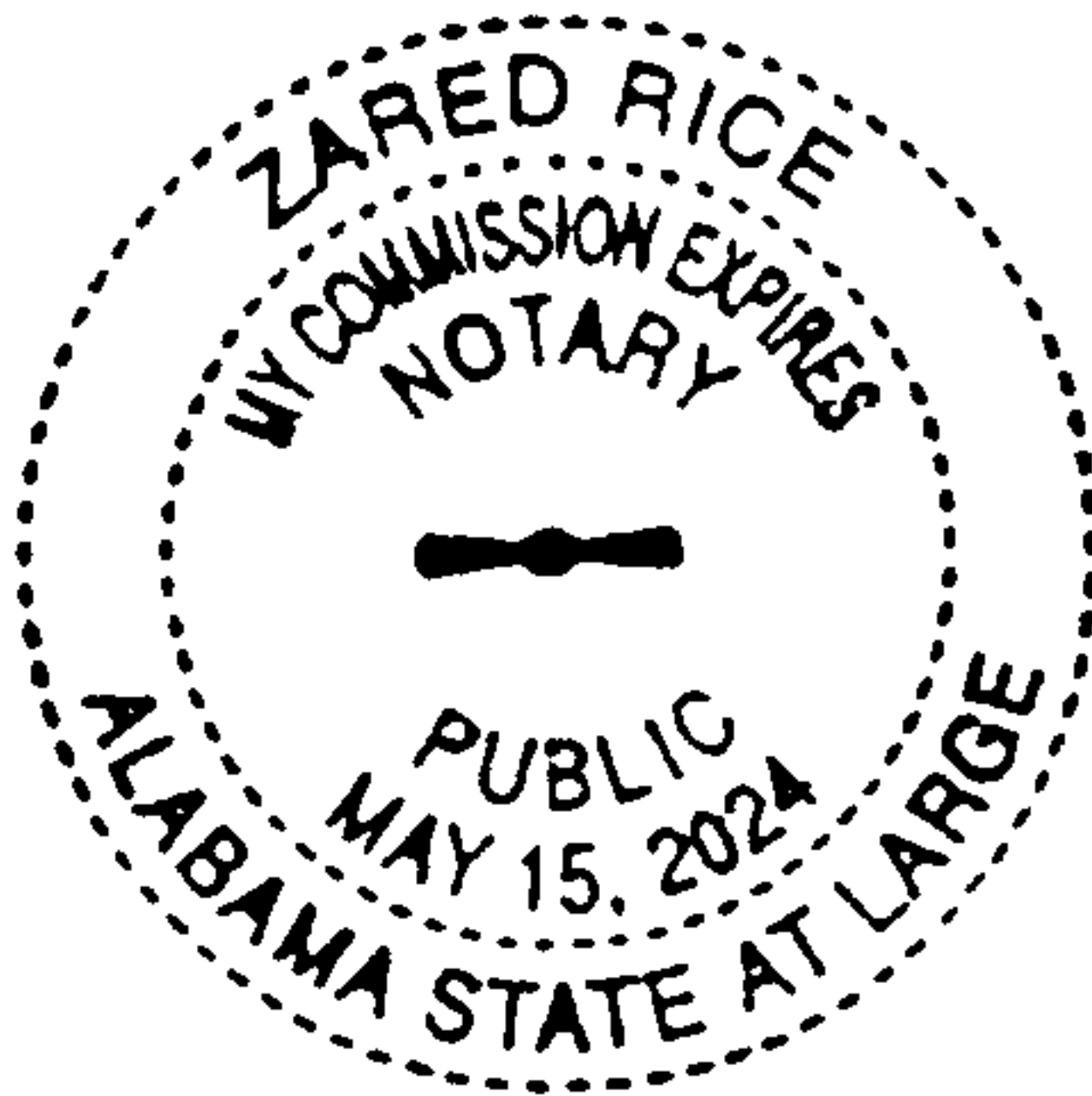
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DAWN GRUBBS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of February, 2024.

Zared Rice

NOTARY PUBLIC

Crossover



25.5

2083
HWY 55

20240216000041510 3/4 \$52.00
Shelby Cnty Judge of Probate, AL
02/16/2024 02:40:41 PM FILED/CERT

2663
HWY 55

270
HWY 55

270
HWY 55

270
HWY 55

34.86 Ac

Ext A.

Real Estate Sales Validation Form

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

Grantor's Name Dawn Grubbs
Mailing Address 345 Miller Circle
Indian Springs, AL 35124

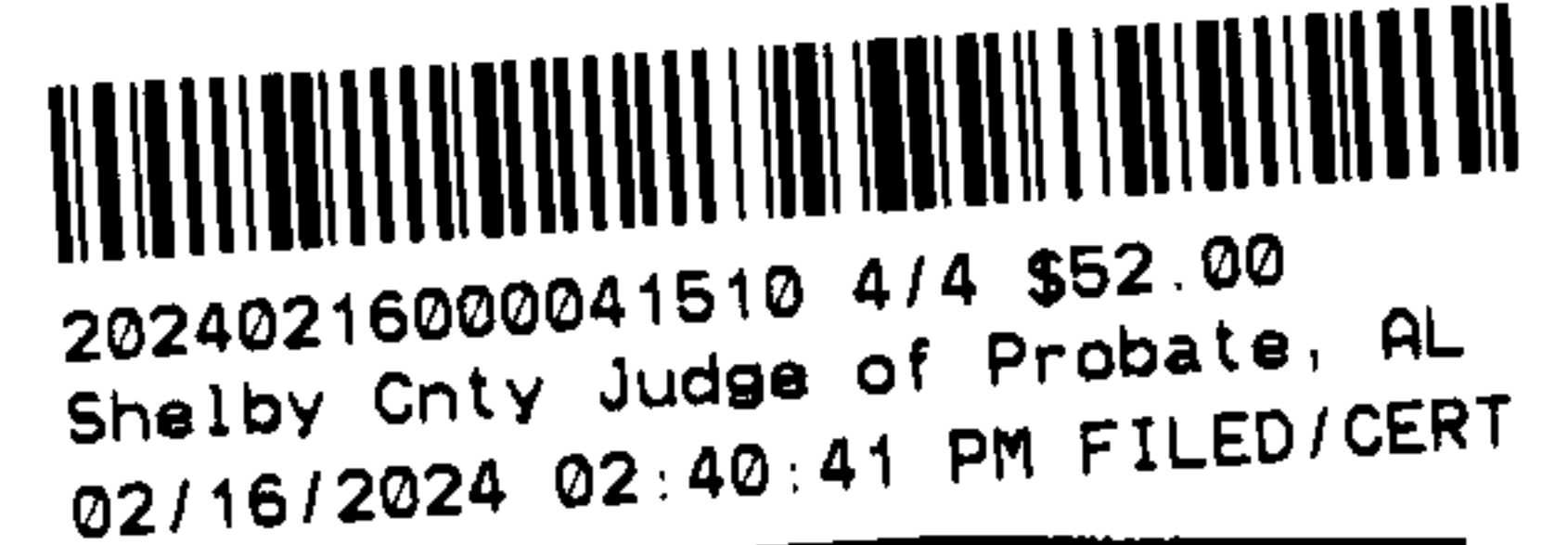
Grantee's Name Joshua Lowley
Mailing Address 2159 Bonaberry Drive
Hoover, AL 35244

Property Address Acreage

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 20,650



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 2/16/24

Print Joshua Lowley

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1