



20240311000066030 1/3 \$49.50
Shelby Cnty Judge of Probate, AL
03/11/2024 02:01:36 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:
William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Lonnie C. Long, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Mark A. Fowler (herein referred to as GRANTEE) his undivided one-half interest the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land located in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 8. Township 24 North, Range 13 East, thence run North along the West line of said Section a distance of 1334.60 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of said Section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.84 feet for the point of beginning of the property herein described; from the point thus obtained continue along the said line described above for a distance of 185 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet; thence turn an angle of 65 deg. 55 min. to the right and travel Southwesterly 185 feet; thence turn an angle of 114 deg. 05 min. to the right and travel in a Northerly direction 185 feet to the point of beginning of the property herein conveyed.

Subject to easements, covenants, conditions, rights of way, and covenants of record.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

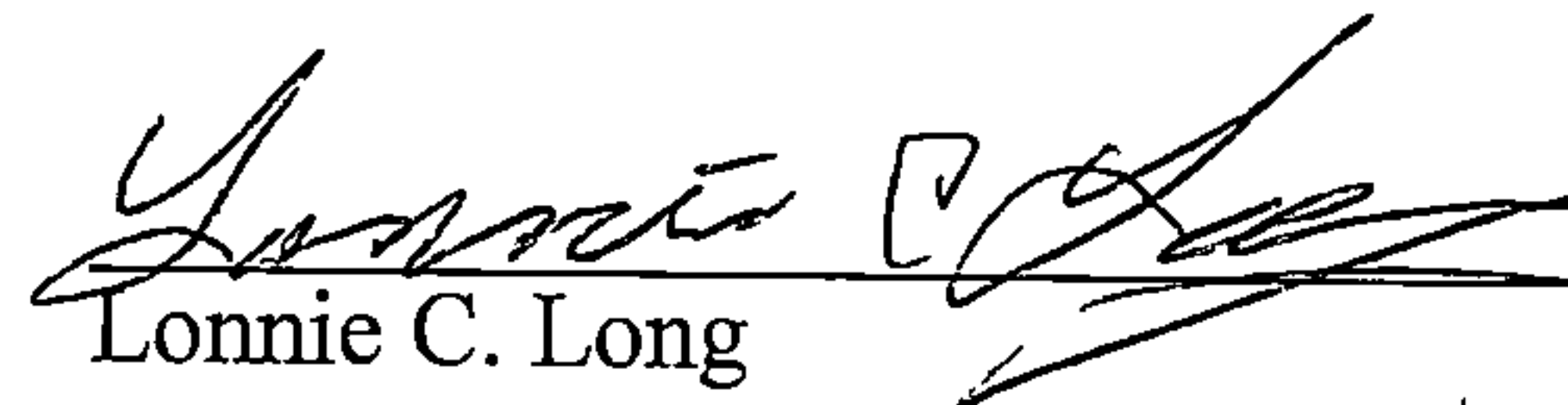
Shelby County, AL 03/11/2024
State of Alabama
Deed Tax: \$21.50



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shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3 day of March, 2024.


Lonnie C. Long

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lonnie C. Long, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2024.


Notary Public

My commission expires:


**MY COMMISSION EXPIRES:
FEBRUARY 5, 2028**

Real Estate Sales Validation Form

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

Grantor's Name Lonnie C. Long
Mailing Address 825 Ozark Ave
Birmingham, AL 35214

Grantee's Name Mark A. Fowler
Mailing Address 305 Hwy 89
Montevallo, AL 35115

Property Address 305 Hwy 89
Montevallo, AL 35115

☒ Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 21,455.00 (1/2)

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 - Warranty Deed
☐ 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 Lonnie C. Long

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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