

This Instrument was prepared by:

Send Tax Notice To:

Gregory D. Harrelson, Esq  
111 Owens Pkwy  
Birmingham, AL 35244

Justin R. Craft  
3605 Shandwick Place  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and 00/100 Dollars (\$135,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, CHARLES NOWLIN, a married man, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto JUSTIN R. CRAFT, (herein referred to as GRANTEE), all of his rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The East 1/2 of the NW 1/4 of Section 36, Township 19, Range 1 East, situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

Subject property does not constitute the homestead of Grantor nor that of his spouse.

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

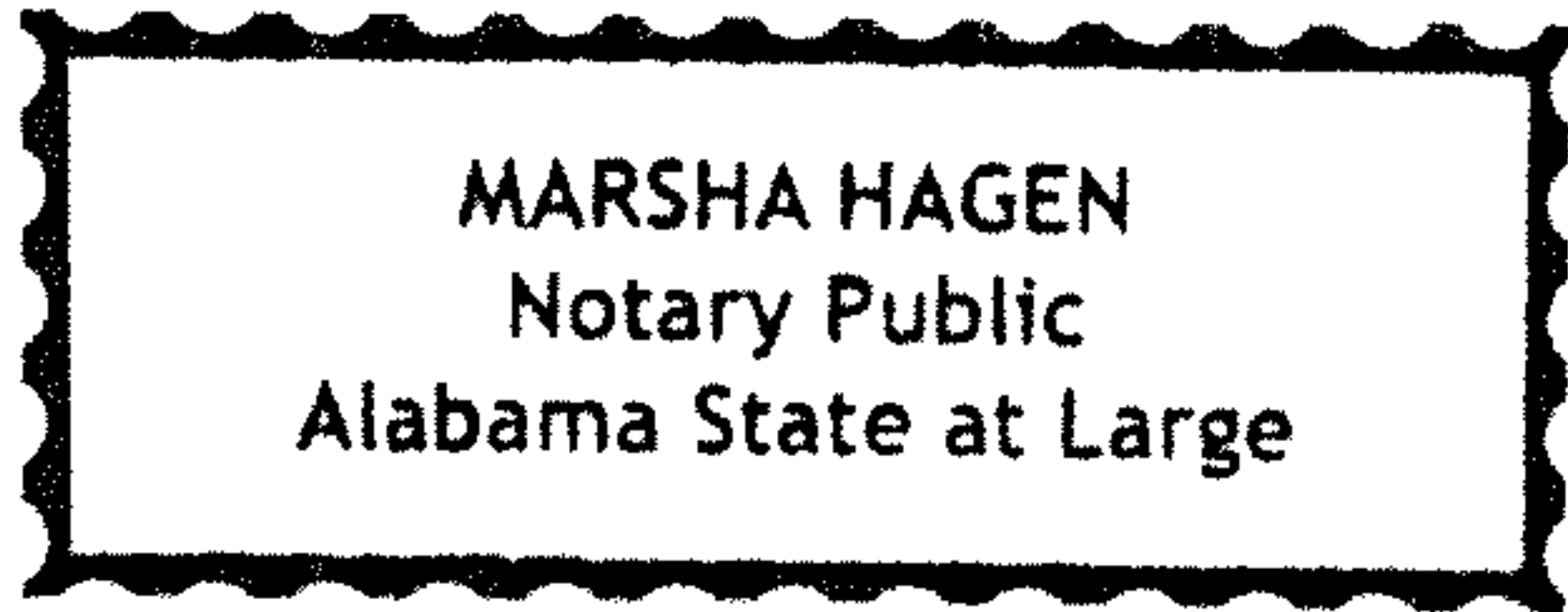
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 26<sup>th</sup> day of February, 2024.

  
Charles Nowlin

STATE OF ALABAMA )  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Nowlin, 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 the 26 day of February, 2024.



Marsha Hagen  
NOTARY PUBLIC

My Commission Expires: 11/21/26

**Real Estate Sales Validation Form**

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

Grantor's Name Charles Nowlin  
 Mailing Address 2900 Redmont Park Circle  
Unit 400  
Birmingham, AL 35205

Grantee's Name Justin R Craft  
 Mailing Address 3605 Shandwick Place  
Birmingham, AL 35242

Property Address N/A

Date of Sale 02/26/2024

Total Purchase Price \$ 135,000

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/16/2024 11:12:15 AM  
 \$163.00 DANIEL  
 20241016000324580

*Allen S. Byrd*

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 2/26/24

Print Greg Herrick

Unattested \_\_\_\_\_  
 (verified by)

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

**Print Form**