

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
David and Lane McKeown  
41 White Street  
Montevallo, AL 35115

STATE OF ALABAMA )  
COUNTY OF SHELBY ) JOINT TENANCY WITH RIGHT OF  
SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **David B. and Lane McKeown**, a married couple, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **David B. and Lane McKeown**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, 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**, to wit:

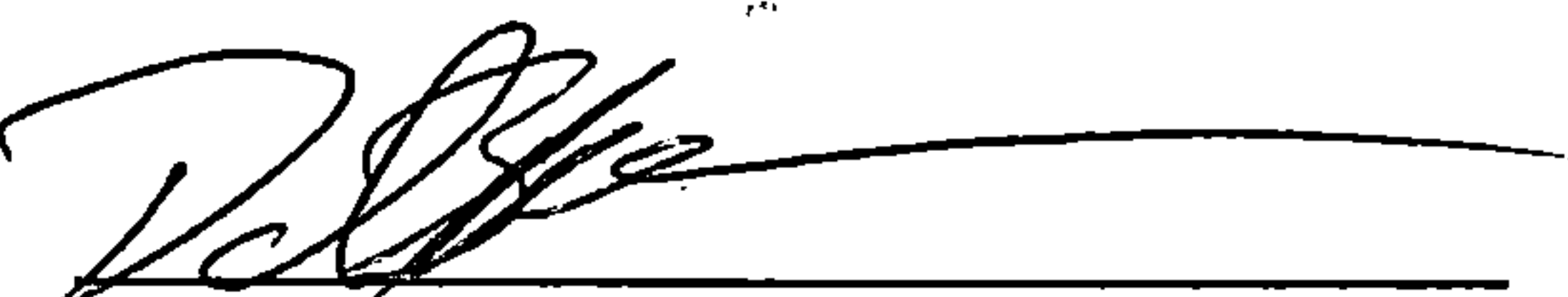
SEE ATTACHED SCHEDULE A

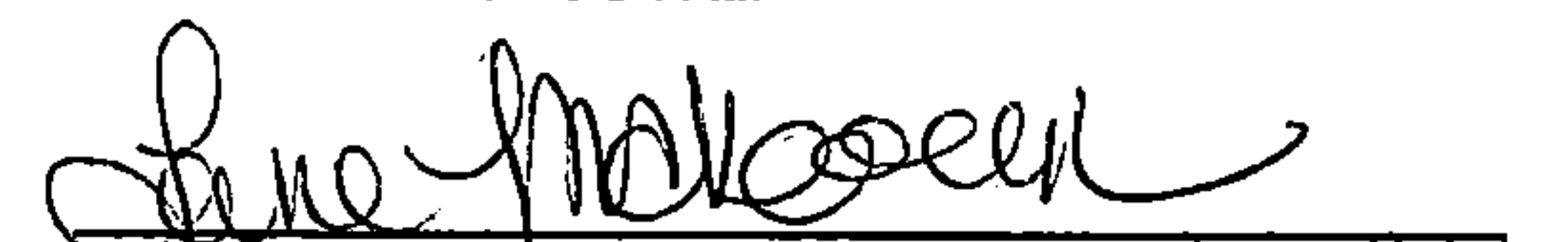
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.
- This instrument was prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 24 day of March, 2025.

  
David McKeown

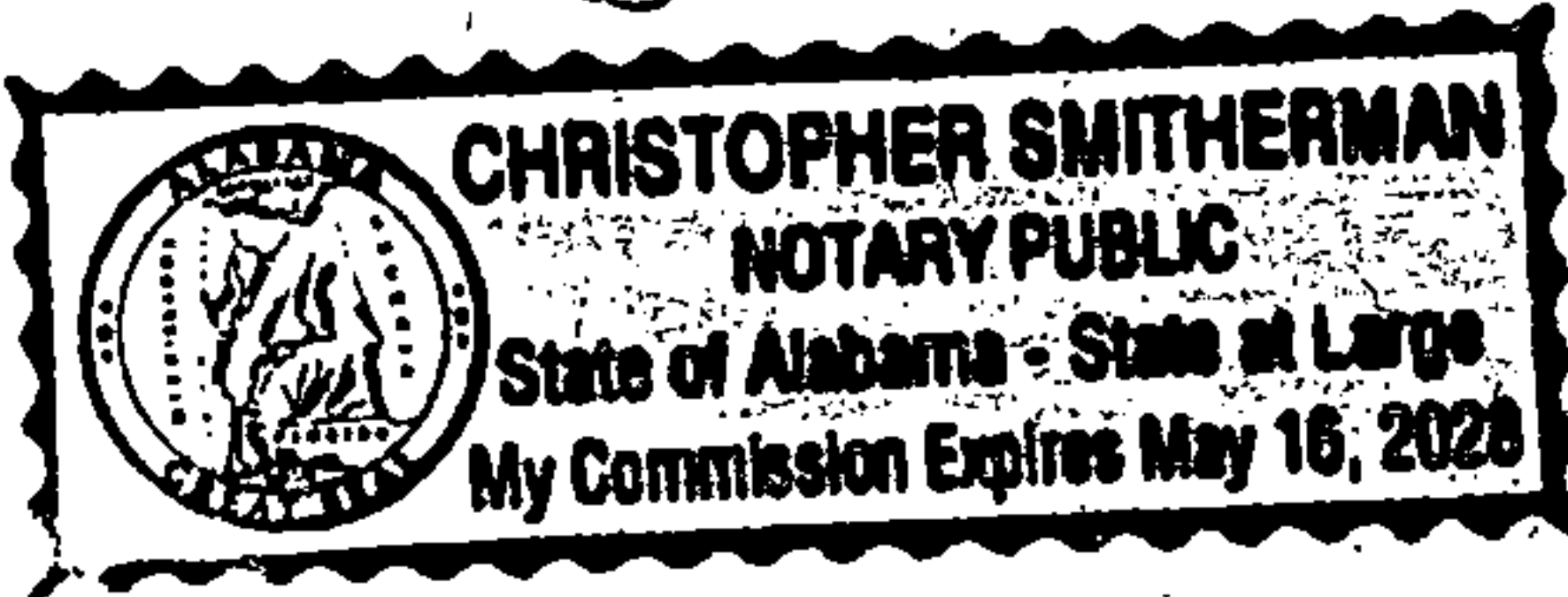
  
Lane McKeown

STATE OF ALABAMA )  
COUNTY OF SHELBY ) ACKNOWLEDGMENT

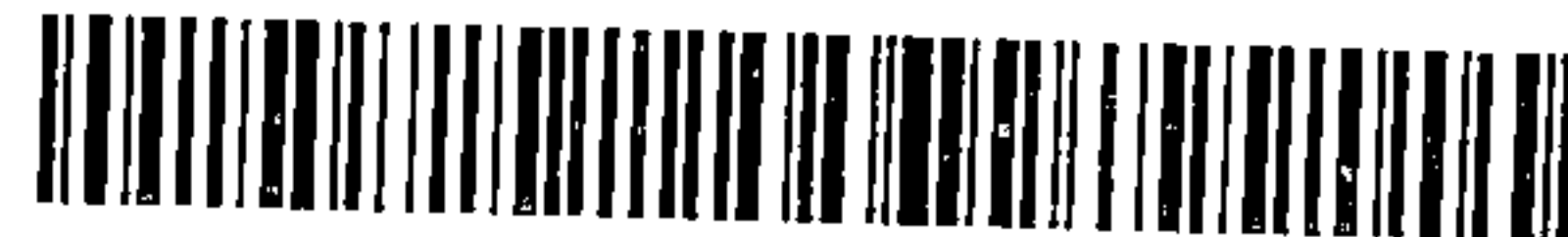
I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **David McKeown and Lane McKeown**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24 day of March, 2025

NOTARY PUBLIC  
My Commission Expires: 05/16/2028



Shelby County, AL 05/20/2025  
State of Alabama  
Deed Tax: \$205.50



20250520000152520 2/3 \$233.50  
Shelby Cnty Judge of Probate, AL  
05/20/2025 11:09:37 AM FILED/CERT

Exhibit A  
(McKeown)

County, Alabama  
Lots No. 67 and 68, in Block "G" of Ellis' Addition to the Town of Montevallo, Alabama. Situated in Shelby County, Alabama.



# 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 + Lane McKeown  
Mailing Address 41 White St.  
Montevallo AL 35115

Grantee's Name David + Lane McKeown  
Mailing Address 41 White St  
Montevallo AL 35115

Property Address 41 White St  
Montevallo AL 35115

Date of Sale 3/24/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 205,150

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 Add JT RUS STATE

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 a

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 3/24/25

Print Gavin Sutherland

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20250520000152520 3/3 \$233.50  
Shelby Cnty Judge of Probate, AL  
05/20/2025 11:09:37 AM FILED/CERT