

**SEND TAX NOTICE TO:**

Robert Dowling  
15059 El Cariso Road  
Victorville, CA 92392

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED TWENTY ONE THOUSAND FOUR HUNDRED NINETY FIVE AND 00/100 (\$421,495.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Alabaster Water Board FKA Alabaster Water and Gas Board, a public utility corporation**, whose address is 200 Kent Stone Blvd, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Robert Dowling**, whose address is 15059 El Cariso Road, Victorville, CA 92392 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Robert Dowling**, the following described real estate situated in Shelby County, Alabama, the address of which is **213 1st Street North, Alabaster, AL 35007 to-wit:**

**Lots 11 and 12, Block 1, according to map of Nickerson-Scott Survey, being a subdivision of a part of the East one-half of the Southeast Quarter of Section 35 and part of the Northwest Quarter of the Southwest Quarter of Section 36, all in Township 20 South, Range 3 West, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.**

**Alabaster Water Board is formerly known as Alabaster Water and Gas Board, being one and the same entity as Alabaster Water and Gas Board, grantee in those certain deeds recorded in Deed Book 274 Page 705 (Inst. No. 19720614000030070) and Deed Book 289 Page 656 (Inst. No. 19741118000055870), in the Probate Office of Shelby County, Alabama.**

**Laura A. Koon, General Manager of Alabaster Water Board, is one and the same person as Laura A. Koon, P.E., as her name appears in that certain Resolution recorded simultaneously herewith.**

**Subject to:**

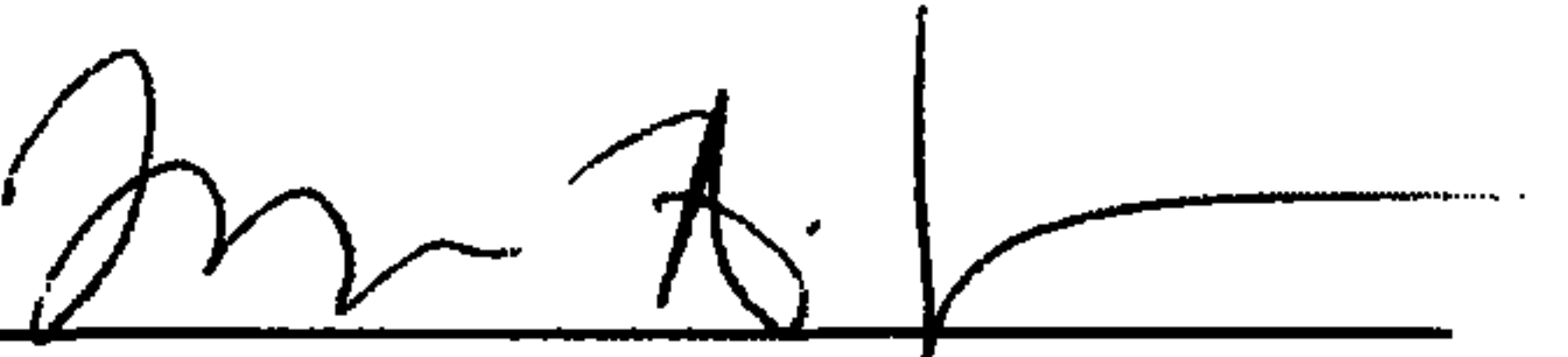
**Current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.**

**Mining and mineral rights excepted.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns 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, Alabaster Water Board FKA Alabaster Water and Gas Board, by Laura A. Koon, as its General Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 20th day of March, 2024.


**Alabaster Water Board FKA Alabaster Water and Gas Board**

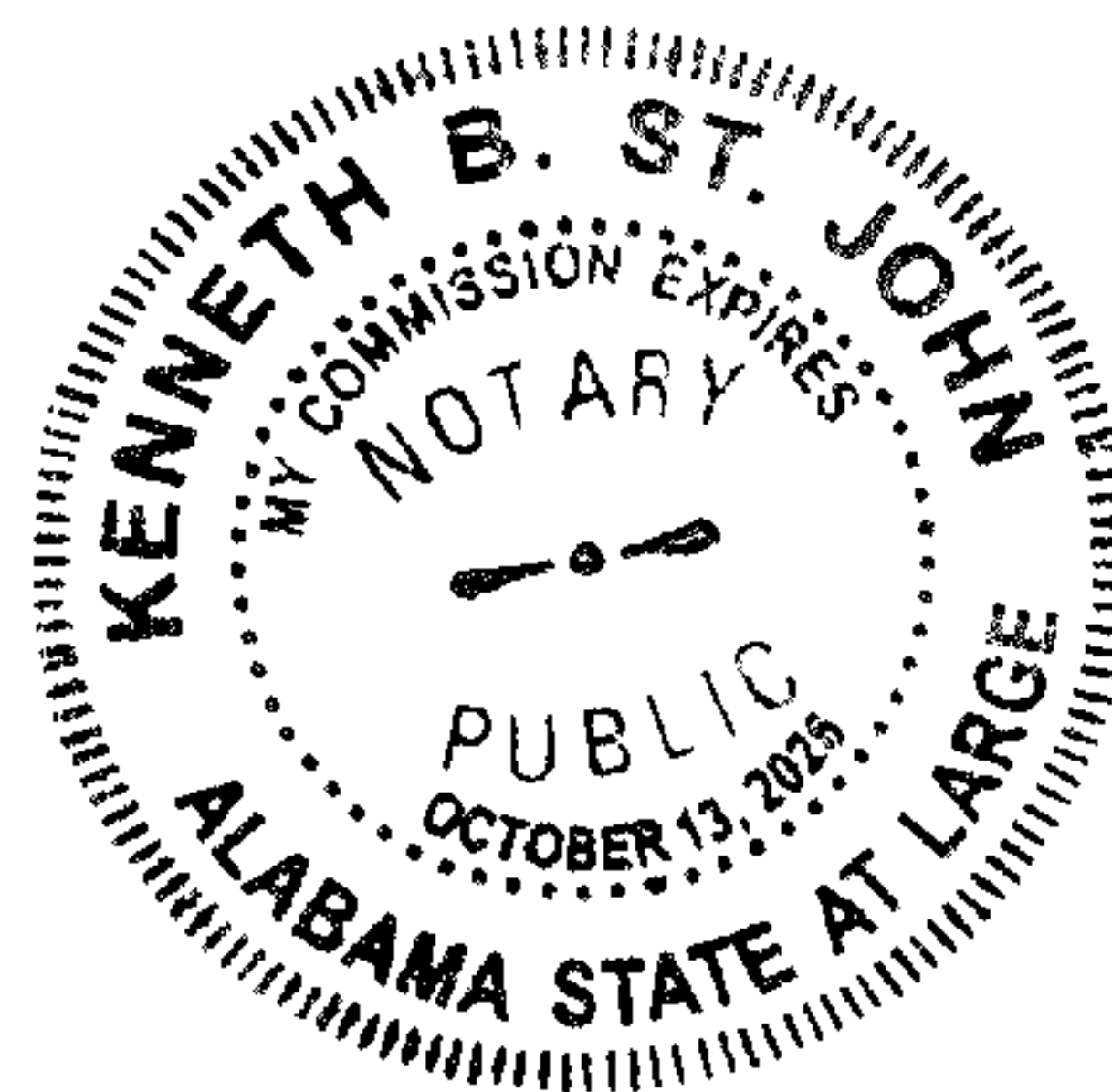
By:   
**Laura A. Koon, General Manager**

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Laura A. Koon, whose name as General Manager of Alabaster Water Board FKA Alabaster Water and Gas Board, a public utility corporation, 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, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of March, 2024.

  
 Notary Public  
 Print Name: **Kenneth B. St. John**  
 My Commission Expires: **10/13/2026**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/20/2024 03:24:58 PM**  
**\$446.50 JOANN**  
**20240320000076500**

*Allen S. Bayl*