

Send Tax Notice to:
Ava Jan Nicholson
7808 Wellwood Circle
Helena, Alabama 35080

Inst # 2000-43054

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

12/14/2000-43054
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$116,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, DEANN G. BOWEN and husband, DONALD M. BOWEN (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto AVA JAN NICHOLSON (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 104, according to the survey of Wyndham-Wellington, Phase II, as recorded in Map Book, 23, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2001 and subsequent years not yet due and payable.
- (2) 20 foot building setback line from Wellwood Circle
- (3) 10 foot easement across rear of lot.
- (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions in Inst. # 1997-39333.

\$101,500.00 of the above recited consideration is furnished through a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,

executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of December, 2000.

Deann G. Bowen (Seal)
Deann G. Bowen
Donald M. Bowen (Seal)
Donald M. Bowen

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deann G. Bowen and Donald M. Bowen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2000.

Kevin J. Gray
Notary Public

My Commission Expires: 4-8-2001

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002 CJ1 29.00