

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
James Russell Sapp

134 Faling Waters Ln  
Maylene AL 35114

Warranty Deed

\*THIS DEED IS EFFECTIVE 12/23/2013

2014010200000010 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 08:23:48 AM FILED/CERT

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$140,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jason Gowen and Natalie C. Gowen Husband and Wife, whose mailing address is 322 Halifax Dr. DOTHAN, AL 36305 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Russell Sapp, whose mailing address is \_\_\_\_\_ (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 134 Faling Waters Lane, Maylene, AL 35114; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$137,464.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jason Gowen and Natalie C. Gowen Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this ~~23~~<sup>20</sup>th day of December, 2013.

Jason Gowen  
Jason Gowen  
Natalie C. Gowen  
Natalie C. Gowen

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jason Gowen and Natalie C. Gowen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 20th day of December, 2013.

[Signature]  
Notary Public  
Commission Expires: 10/31/2016

Shelby County, AL 01/02/2014  
State of Alabama  
Deed Tax: \$3.00

EXHIBIT "A"  
Legal Description

Lot 37, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.



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