



20140605000170490 1/3 \$277.50
Shelby Cnty Judge of Probate, AL
06/05/2014 12:55:36 PM FILED/CERT

This instrument prepared by:

Send Tax Notice to:

Richard Bowling, Jr.
4064 Bowling Drive
Birmingham, AL 35242

Billie Jean Bowling
4068 Bowling Drive
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby County

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, I, Billie Jean Bowling, an un-remarried widow, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Billie Jean Bowling and Richard E. Bowling, Jr. and wife, Debra C. Bowling (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Start at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19, Range 1 West and run along the West boundary of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in a Northerly direction 396 feet for a point of beginning; thence run East 660 feet; thence North 132 feet; thence West 660 feet; thence South 132 feet back to the point of beginning, EXCEPT a 15-foot wide roadway across said parcel of land.

Parcel II

Start at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19, Range 1 West and run along the West boundary of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in a Northerly direction 528 feet for a point of beginning; thence run East 330 feet; thence North 132 feet; thence West 330 feet; thence South 132 feet back to the point of beginning, except 15 foot wide roadway across said parcel of land.

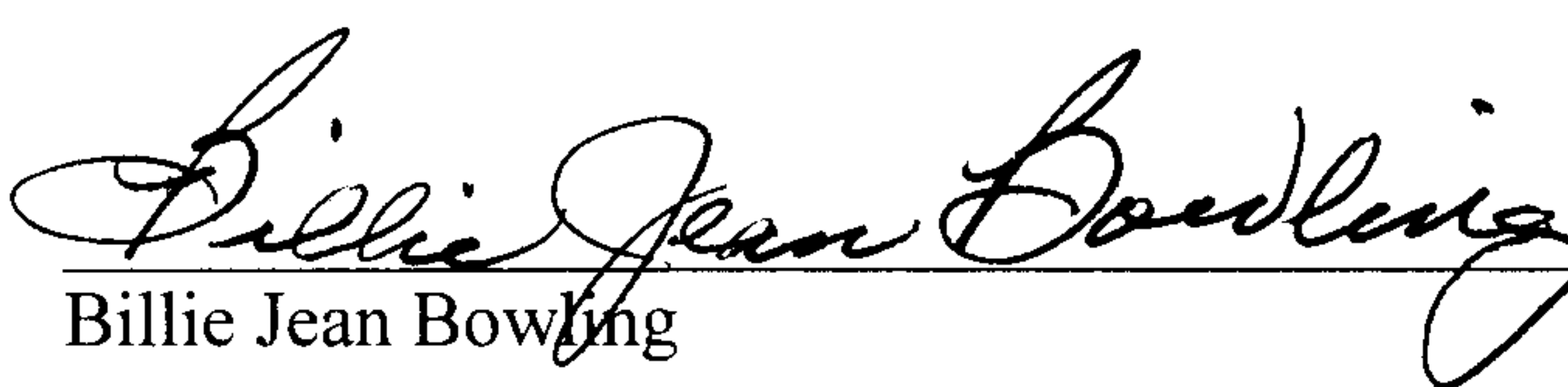
Billie Jean Bowling is the surviving grantee of deed recorded in Volume 225, Page 775 and Instrument No. 20020529000253200. The other grantee, Richard Eugene Bowling, Sr., having died on or about the 29th day of April, 2005.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survive the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not

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survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

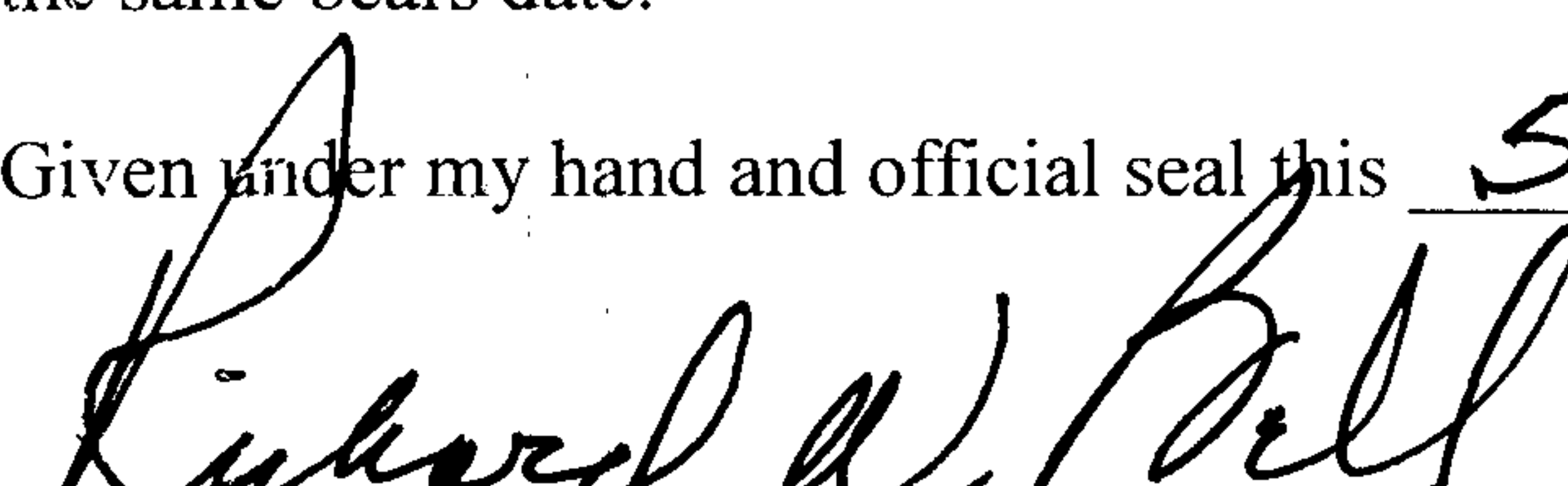
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2014.

Billie Jean Bowling

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billie Jean Bowling, an un-remarried widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2014.

NOTARY PUBLIC

My Commission expires: 09-09-2014

Real Estate Sales Validation Form

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

Grantor's Name Billie Bowling
Mailing Address 4068 Bowling Dr
Birmingham, AL
35242

Grantee's Name Richard E. Bowling JR
Mailing Address Debra S Bowling
Billie Bowling
SAME

Property Address SAME
4068 Bowling Dr
Birmingham, AL
35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
*Assessor's Market Value \$ 384,200
973 = 256,133.

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 6-5-2014

Print Richard E Bowling JR.

X Unattested [Signature] Sign

Richard E Bowling JR.

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1