

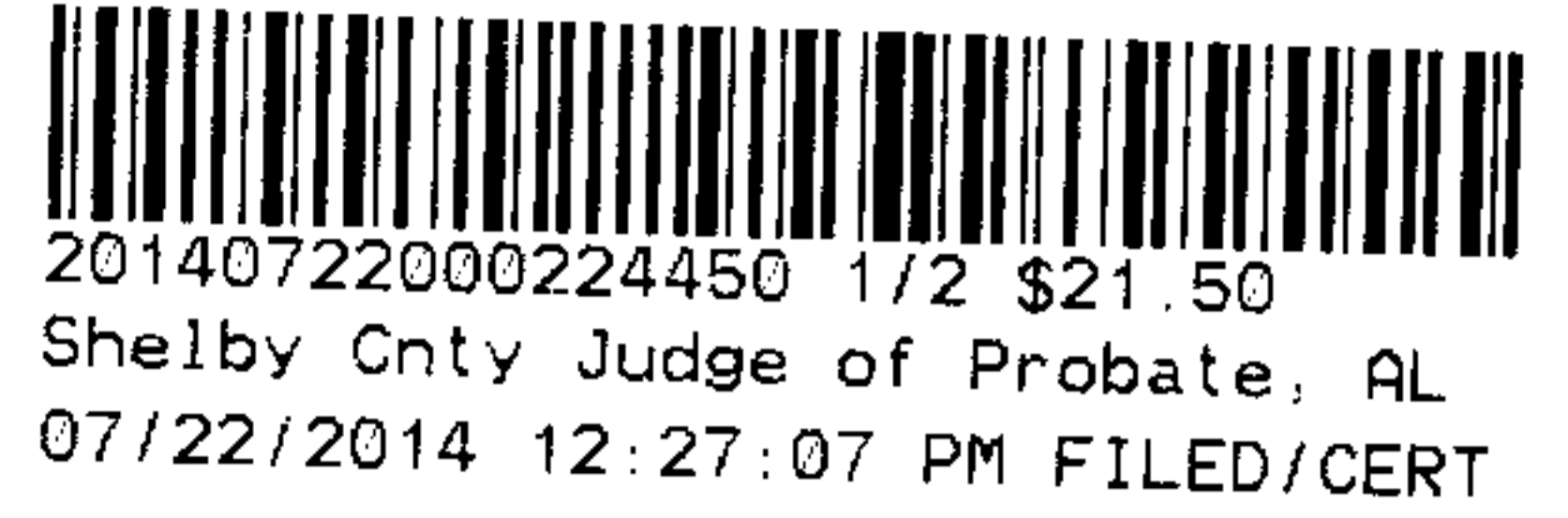
14-927

Send tax notice to: Christopher Michael Rester, 5220 Kirkwall Lane, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred thirty-two thousand and no/100 (\$232,000.00) Dollars , 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

Barbara A. Cowan and her husband Michael J. Cowan, whose mailing address is:

321 S. Bonita Ave, Panama City FL 32401

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Christopher Michael Rester, whose mailing address is: 5220 Kirkwall lane, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address of which is: 5220 Kirkwall Lane, Birmingham, Al. 35242** to-wit:

Lot 26-A, in Block 1, according to a Resurvey of Lot 26, in Block 1, of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 8, Page 81 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$222,710.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$5000.00 of the above mentioned purchase price was paid for from a second mortgage which was closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

TO HAVE AND TO HOLD to the 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 said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this ____ day of June, 2014.

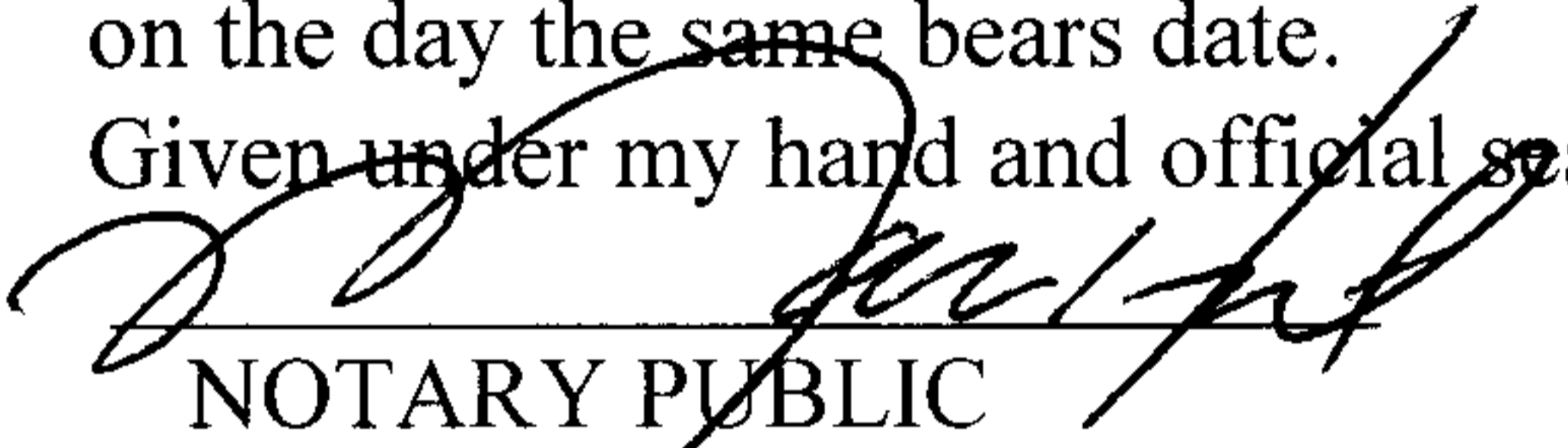

BARBARA A. COWAN (Seal)


MICHAEL J. COWAN (Seal)

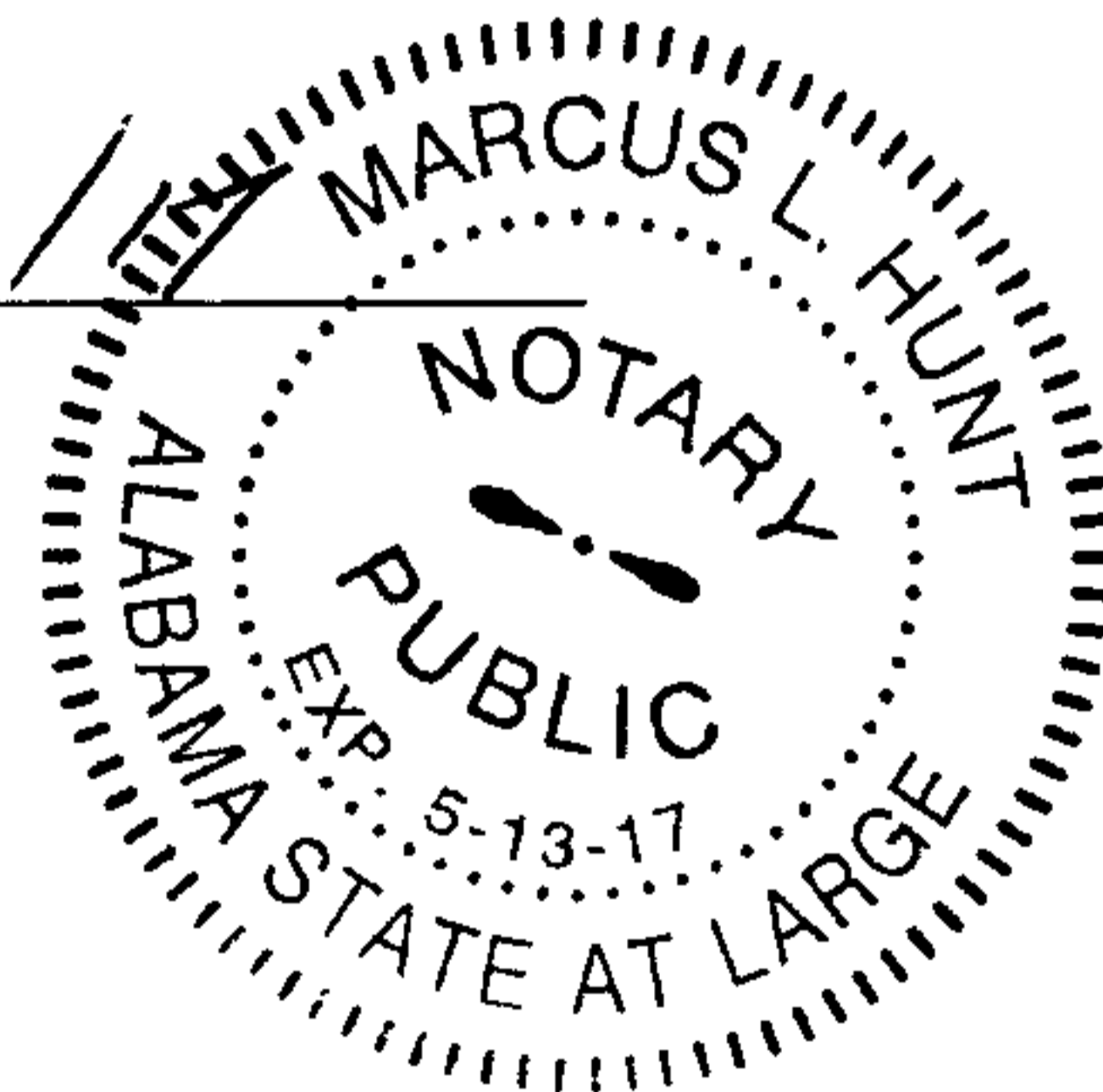
STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara A. Cowan and her husband Michael J. Cowan whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June 2014.


NOTARY PUBLIC

My commission expires: 5/13/17




20140722000224450 2/2 \$21.50
Shelby Cnty Judge of Probate, AL
07/22/2014 12:27:07 PM FILED/CERT