

Send tax notice to:

LEWIS SUMNER  
2545 MAGNOLIA PLACE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
St. Clair COUNTY

2014286

**WARRANTY DEED**

  
20140903000276720 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 03:30:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Nine Thousand and 00/100 Dollars (\$569,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADRIAN M. COWAN and CHARLES D. COWAN, WIFE AND HUSBAND **whose mailing address** is: 27330 Ranch Crest, Boerne TX 78006 (hereinafter referred to as "Grantors") by LEWIS SUMNER **whose mailing address** is: 2545 MAGNOLIA PLACE, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in St. Clair County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

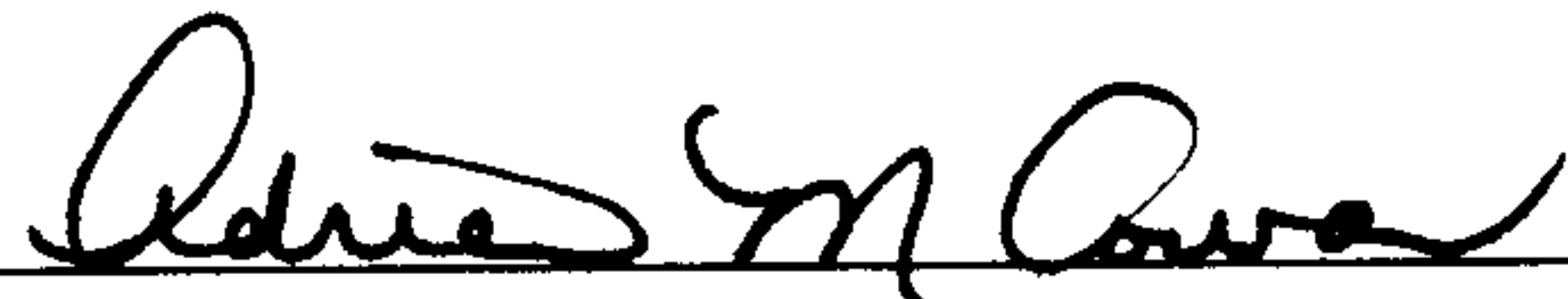
SUBJECT TO:

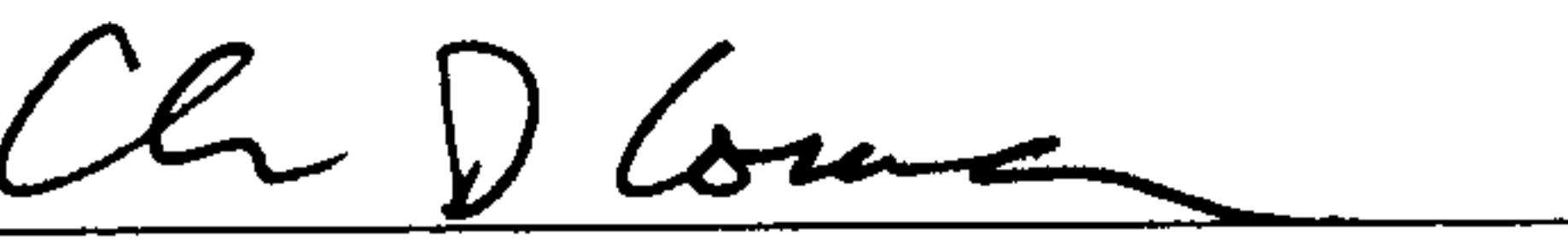
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF A PUBLIC ROAD.
3. TERMS AND CONDITIONS OF OIL, GAS AND MINERAL LEASE AS RECORDED IN BOOK 339, PAGE 776, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY FRONTS ON A CREEK.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of June, 2014.

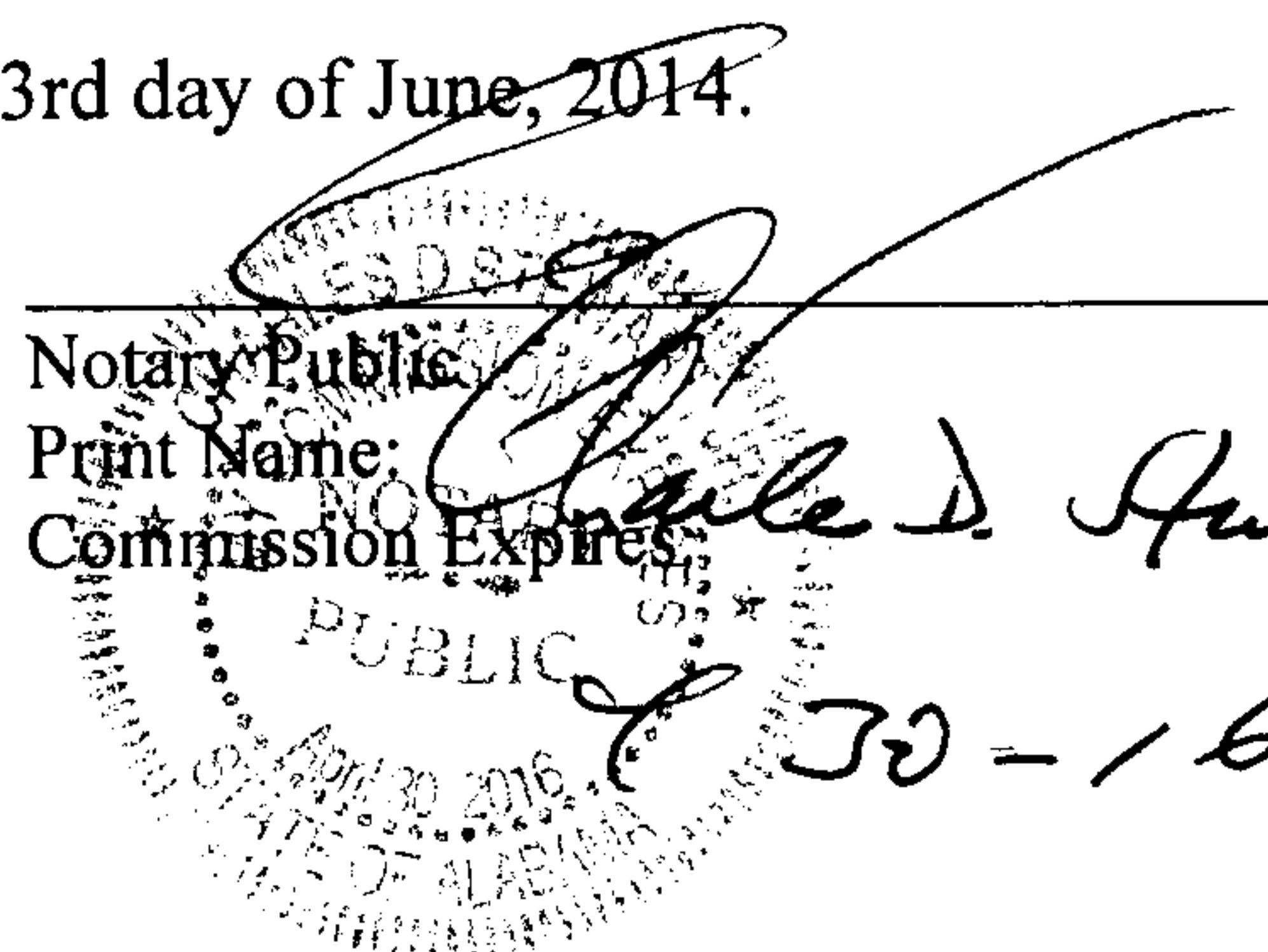
  
ADRIAN M. COWAN

  
CHARLES D. COWAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ADRIAN M. COWAN and CHARLES D. COWAN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of June, 2014.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: April 30, 2016  
PUBLIC  
30-16

2014 9486  
Recorded in the Above  
DEED Book & Page  
08-13-2014 03:02:07 PM

  
20140903000276720 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 03:30:22 PM FILED/CERT

EXHIBIT "A"

Part of the Northwest ¼ of the Northeast ¼ of Section 4, Township 18 South, Range 2 East, Shelby County, Alabama and the Southwest ¼ of the Southeast ¼ of Section 33, Township 17 South, Range 2 East, St. Clair County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of Section 4, Township 18 South, Range 2 East and run West along the North line of said Section 1887 feet, more or less, to an accepted fence line, the point of beginning; thence 90 degrees 17 minutes 19 seconds right and run along said fence line as it meanders Northeasterly 1050.6 feet, more or less; thence 116 degrees 12 minutes 23 seconds left along said fence line as it meanders Southwesterly 830.9 feet, more or less; thence 63 degrees 15 minutes 12 seconds left and follow said fence line as it meanders Southwesterly 1995.8 feet, more or less; thence 89 degrees 53 minutes 47 seconds left and follow said fence line as it meanders Southeasterly 764.4 feet, more or less; thence 90 degrees 38 minutes 36 seconds left and follow said fence line as it meanders Northeasterly 1320.7 feet, more or less to the point of beginning.

2014 9487

Recorded in the Above

DEED Book & Page

08-13-2014 03:02:07 PM

Mike Bowling - Judge of Probate

St. Clair County, Alabama

Book/Pg: 2014/9485

Term/Cashier: N RECORD9 / KIMT

Tran: 7963.215980.314086

Recorded: 08-13-2014 15:02:43

CER Certification Fee

3.00

DFE Deed Tax

269.00

PJF Special Index Fee

5.50

REC Recording Fee

9.00

Total Fees: \$ 286.50

20140903000276720 3/3 \$21.00  
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