

Send tax notice to:
ANDREW BOWEN
757 2ND STREET
HELENA, AL 35080

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

STATE OF ALABAMA
Shelby COUNTY

2015696

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JUDY MAE HORTON, A SINGLE INDIVIDUAL whose mailing address is: 1608 Hayesbury Court, Pelham AL 35124 (hereinafter referred to as "Grantors") by ANDREW BOWEN and ERICA L. BOWEN whose mailing address is: 757 2ND STREET, HELENA, AL, 35080 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$95,000.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

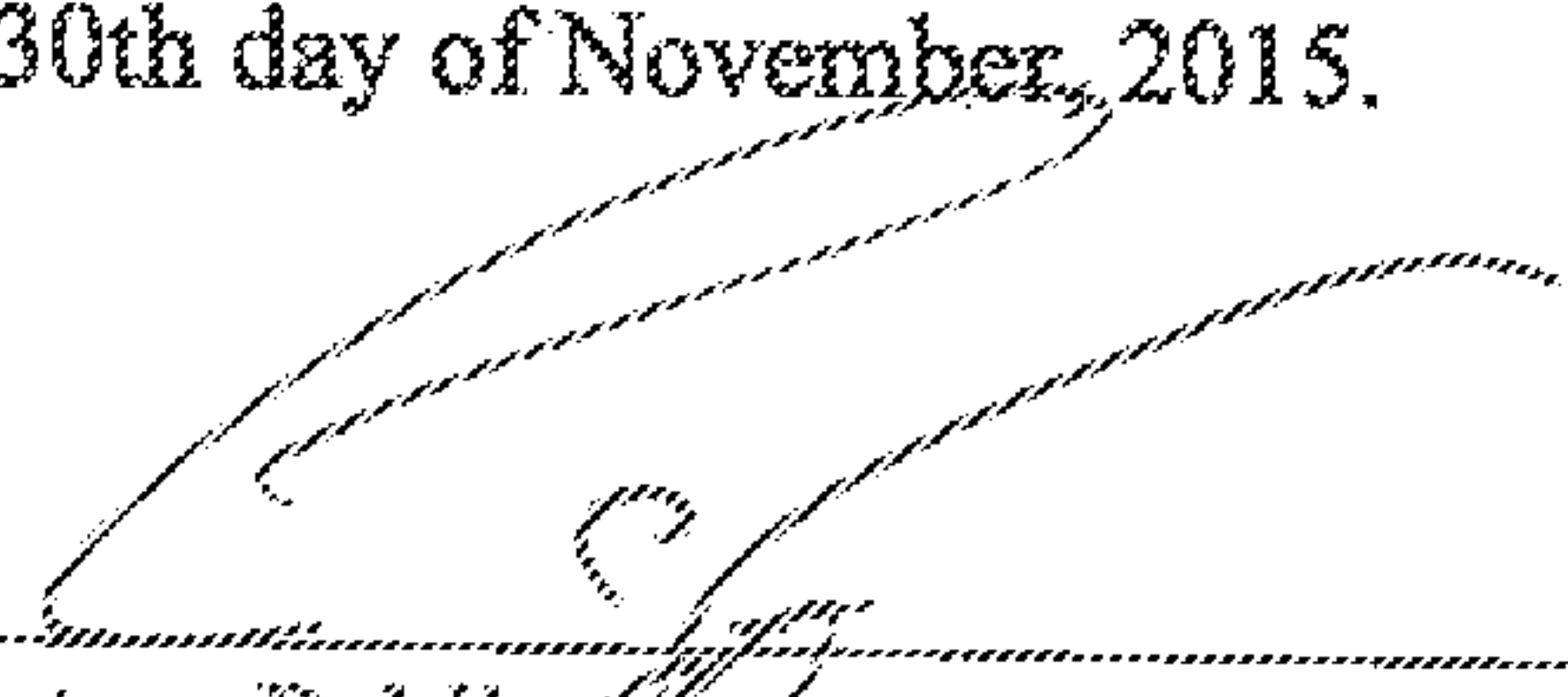
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 30th day of November, 2015.


JUDY MAE HORTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JUDY MAE HORTON whose name(s) is/are signed to the foregoing
instrument, and who is/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 30th day of November, 2015.


Notary Public

Print Name: *Charles Stewart*

Commission Expires: *3-1-16*

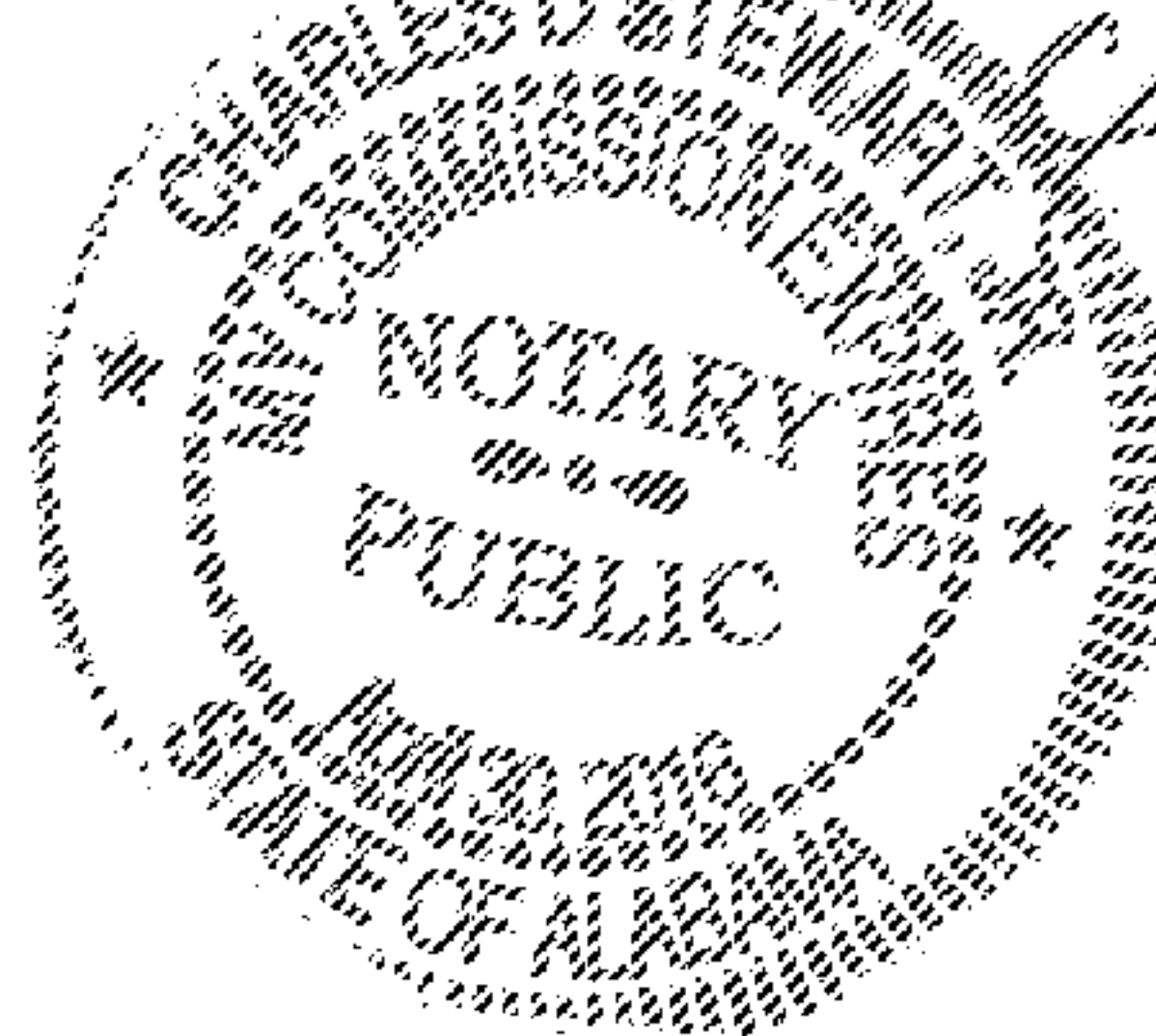


EXHIBIT "A"

LEGAL DESCRIPTION

A part of the NW ¼ of the SW ¼ of Section 15, Township 20, Range 3 West, same being a part of Lot 4, Block 4 in the Town of Helena, Shelby County, Alabama, according to map and survey made by Joseph Squire, and bounded as follows: Commence at a point on the west edge of Second Street, said point being 150 feet South 1°30' West (at or near 3°20' variation) from the NE corner of Block 4, thence Southerly along the East edge of Block 4, 50 feet; thence Westerly along dividing line between Lots 4 and 5, 150 feet; thence Northerly 50 feet to the North line of Lot 4; thence Easterly along the dividing line between Lots 3 and 4, 150 feet to point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2015 03:00:59 PM
\$25.00 CHERRY
20151201000411100

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name of the judge.