

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kathlene D. Bowden and
Kenneth L. Bowden
282 Highway 83
Harpersville, AL 35078

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Nine Thousand Nine Hundred and no/100 Dollars (\$169,900.00)**, to the undersigned Grantor, in hand paid by the grantees herein, the receipt where is acknowledged, I, **FLORENCE M. RICHEY**, an unmarried woman (herein referred to as Grantor), grant, bargain, sell and convey unto **KATHLENE D. BOWDEN and KENNETH L. BOWDEN** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$166,822.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantee, 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 created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not 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 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 stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 29th day of October, 2015.


FLORENCE M. RICHEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **FLORENCE M. RICHEY**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2015.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public
My Commission Expires: 02/22/2017

EXHIBIT "A"

All that part of the S 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, lying East of Shelby County Highway No. 83 according to Survey of Evander E. Peavy dated the 14th Day of December, 1974.

Less and Except:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of said Southwest 1/4 of Southeast 1/4 of said Section 21, run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 274.80 feet to an existing iron rebar and being the point of beginning; thence continue in a Northerly direction along last mentioned course for a distance of 400.94 feet to an existing old open top iron pin; thence turn an angle to the left of 90°37'31" and run in a westerly direction for a distance of 546.38 feet to an existing iron rebar being on the Northeast right-of-way line of Shelby County Highway #83; thence turn an angle to the left of 126°14'13" and run in a Southeasterly direction along the Northeast right-of-way line of said Shelby County Highway #83 for a distance of 472.58 feet to an existing iron rebar; thence turn an angle to the left of 49°27'52" and run in an Easterly direction for a distance of 263.39 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

PARCEL NUMBER: 07-5-21-4-000-007.002

20151214000425020 12/14/2015 08:01:37 AM DEEDS 3/3

Grantor's Name	Florence M. Richey
Mailing Address	3553 Shandwick Pl Birmingham, AL 35242

Grantee's Name	Kathlene D. Bowden &
Mailing Address	Kenneth L. Bowden 282 Highway 83 Harpersville, AL 35078

Property Address 282 Highway 83
Harpersville, AL 35078

Date of Sale	10/29/15
Total Purchase Price \$	169,900.00

Or
Actual Value \$

Assessor's Market Value \$

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u> X </u>	Sales Contract	<u> </u>	Other _____
<u> X </u>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 _____

Print B. CHRISTOPHER BATTLES

_____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/14/2015 08:01:37 AM
\$23.50 CHERRY
20151214000425020**

John F. Kennedy