

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Veronica Grissom
923 Kensington Manor Drive
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Fifty Eight Thousand Dollars and No Cents (\$158,000.00)**, 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, **William Rex Bowen and Beverly Krinn Bowen, husband and wife, whose mailing address is 7340 Lakeview Drive East, Mobile, AL 36690** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Veronica Grissom, whose mailing address is 923 Kensington Manor Drive, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 201 Waterford Highlands Trail, Calera, AL 35040**; to wit;

LOT 489, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$153,306.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 32, Page 136.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 32, Page 136.

Ordinance with the City of Calera as recorded in Instrument 2000-0006.

Right of Way to Shelby County as recorded in Deed Book 240, Page 36.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book Inst#1995-1640 in Probate Office.

Articles of Waterford Home Owners Association recorded in Instrument 2001, Page 12817.

Articles of Organization of Waterford Home Owners Association recorded in Instrument 2001, Page 12817

Articles of Organization of Waterford Home Owners Association recorded in Instrument 1999-49065.

Declaration of Restrictions Covenants and Easement as recorded in Instrument 2000, Page 40215 and amended in Instrument 2001-12819.

Grant to the State of Alabama for Railroad as recorded in Real 278, Page 5.

Release of damages as recorded in 1995-1640 and Real 345, Page 744.

8 foot easement on the northeasterly side, as shown by recorded map.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of June, 2016.

William Rex Bowen
W.R.B.
William Rex Bowen

Beverly Krinn Bowen
Beverly Krinn Bowen

State of Alabama
Shelby
Bullock County

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that William Rex Bowen and Beverly Krinn Bowen, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of June, 2016.

[Signature]
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name	William Rex Bowen Beverly Krinn Bowen	Grantee's Name	Veronica Grissom
Mailing Address	7340 Lakeview Drive East Mobile, AL 36690	Mailing Address	923 Kensington Manor Drive Calera, AL 35040
Property Address	201 Waterford Highlands Trail Calera, AL 35040	Date of Sale	June 21, 2016
		Total Purchase Price	\$158,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

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.

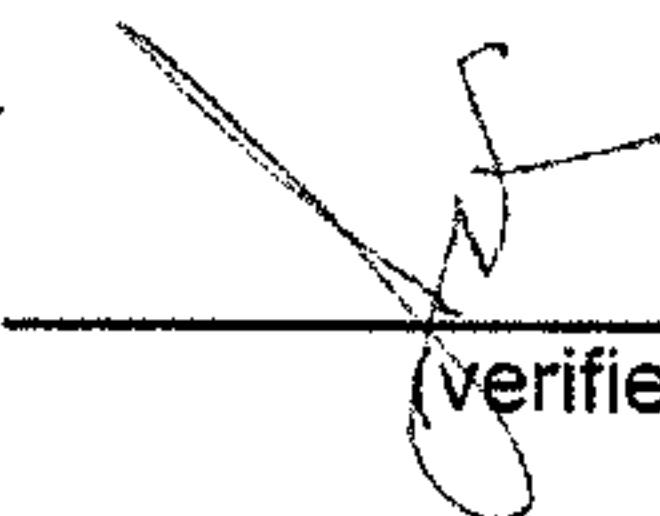
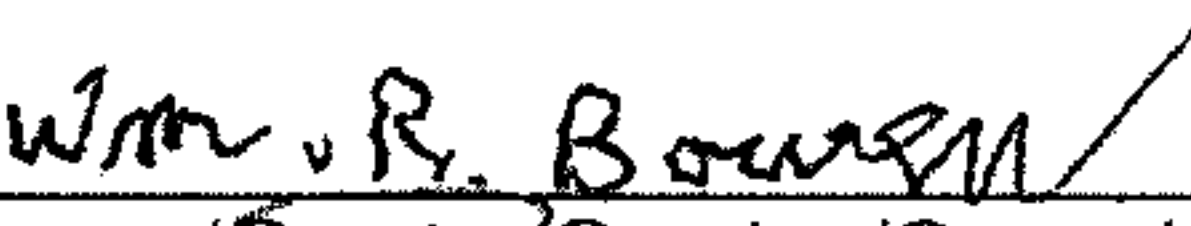
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	June 21, 2016	Print	William Rex Bowen
Unattested		Sign	
	(verified by)		(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
06/23/2016 03:50:23 PM
\$23.00 CHERRY
20160623000218660

