

This instrument was prepared by:

Roy J. Brown
Attorney at Law
2230 3rd Avenue North
Birmingham, AL. 35203

SEND TAX NOTICE TO:

Clarence Alfred Bowers, Sue
Bowers and Kerry W. Bowers
1120 Berwick Road
Birmingham, AL 35242

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY



20160805000278280 1/4 \$82.00
Shelby Cnty Judge of Probate, AL
08/05/2016 08:22:42 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS

That in consideration of ten (\$10.00) dollars, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Clarence Alfred Bowers and wife, Sue Bowers (herein referred to as grantors) do grant, bargain, sell and convey unto Clarence Alfred Bowers and wife, Sue Bowers an undivided fifty-eight percent (58%) (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Court of Shelby County, Alabama.

Note: This deed does not transfer that forty-two percent (42%) ownership held by Kerry W. Bowers.

Note: This property is the residence of Clarence Alfred Bowers and Sue Bowers, and they claim a homestead exemption.

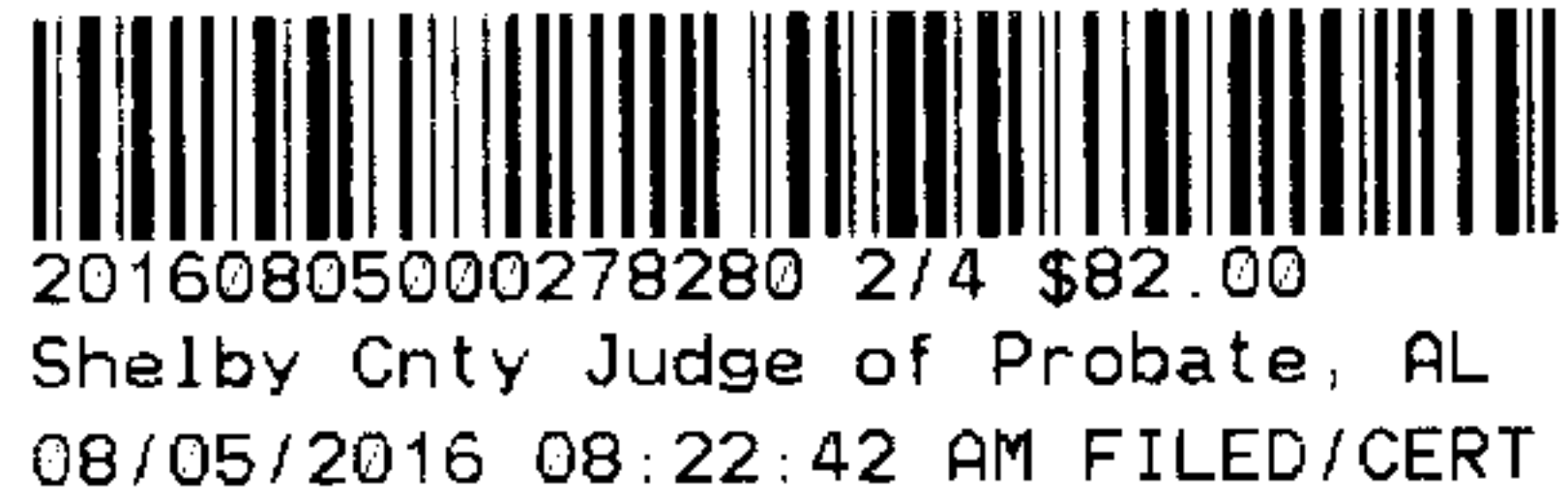
Subject to all recorded liens of record.

TO HAVE AND TO HOLD to the said GRANTEES 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 hereby 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 we do for our self and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set our hand(s) and seal(s), this 3rd day of August, 2016.

Shelby County, AL 08/05/2016
State of Alabama
Deed Tax: \$58.00



WITNESS:

Tommy W. Bowers

Ray J. Brown

Clarence Alfred Bowers
Clarence Alfred Bowers, a married man

Sue Bowers
Sue Bowers, a married woman

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, certify that Clarence Alfred Bowers and wife, Sue Bowers, whose names they have 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, on this the 3rd day of August, 2016.

Ray J. Brown
Notary Public

My Commission Expires: 5/25/2017

Date: July 31, 2016

Acq. J. Bowers
Witness

Print Clarence Alfred Bowers

Sign *Clarence Alfred Bowers*
(Grantor/Grantee/Owner/Agent) circle one



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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Clarence Alfred Bowers &
Sue Bowers

Mailing Address: 1120 Berwick Road
Birmingham, Al 35242

Grantee's Name: Clarence Alfred Bowers &
Sue Bowers

Mailing Address: 1120 Berwick Road
Birmingham, Al 35242

Clarence Alfred Bowers own an undivided 58% interest, and he is added his wife as owner of one half of his interest. He is conveying a 29% of the total value.

Property Address: 1120 Berwick Road
Birmingham, Al 35242

Date of Sale: July 31, 2016

Total Purchase Price: \$10.00

or

Actual Value: \$57,710.00

or

Assessor's Market Value: _____



20160805000278280 4/4 \$82.00
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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)

_____ Bill of Sale

_____ Sales Contract

_____ Closing Statement

_____ Appraisal

X Other

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 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 tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 in Title 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 in Title 40-22-1 (h).