

Send tax notice to:
RONALD COOLIDGE FOWLER
8246 WYNWOOD DRIVE
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

2016519

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Seven Thousand and 00/100 Dollars (\$187,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JOAN EVANS, AN UNMARRIED WOMAN whose mailing address is: 8246 WYNWOOD DRIVE, HELENA, AL 35080 (hereinafter referred to as "Grantors") by RONALD COOLIDGE FOWLER and WANDA JOY FOWLER whose property address is: 8246 WYNWOOD DRIVE, 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:

Lot 319, according to the Resurvey of Lot 319, Wyndham, Wywood Sector, Phase II, as recorded in Map Book 24, Page 14, in the Probate Office of Shelby County, Alabama.

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. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED VOLUME 324, PAGE 362, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 1, PAGE 332.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1997-34380.

\$177,650.00 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 31st day of August, 2016.

Joan Evans
Nancy D. Illingworth
Her Attorney in Fact

JOAN EVANS BY NANCY D.
ILLINGWORTH HER ATTORNEY IN
FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
JOAN EVANS, BY NANCY D. ILLINGWORTH HER ATTORNEY IN FACT 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 the conveyance she, in her
capacity as such Attorney in Fact and with full authority executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal on 31st day of August, 2016

Notary Public
Charles D. Stewart, Jr.

My Commission Expires: *4 30*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2016 12:48:47 PM
\$27.50 CHERRY
20160902000319800

James W. Fuhrmeister