

Send tax notice to:
ANNA M. BOWDEN
174 KING RICHARDS WAY
CALERA, AL 35040

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

2016569

WARRANTY DEED

20160930000359130
09/30/2016 02:01:24 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand and 00/100 Dollars (\$179,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ANGEL I. HAMRICK, A SINGLE INDIVIDUAL whose mailing address is: 4105 Lane Park Court Mountain Brook AL 35223 (hereinafter referred to as "Grantors") by ANNA M. BOWDEN whose property address is: 174 KING RICHARDS WAY, CALERA, AL, 35040 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 22, ACCORDING TO THE FINAL PLAT OF NOTTINGHAM, PHASE 3, AS RECORDED IN MAP BOOK 35, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

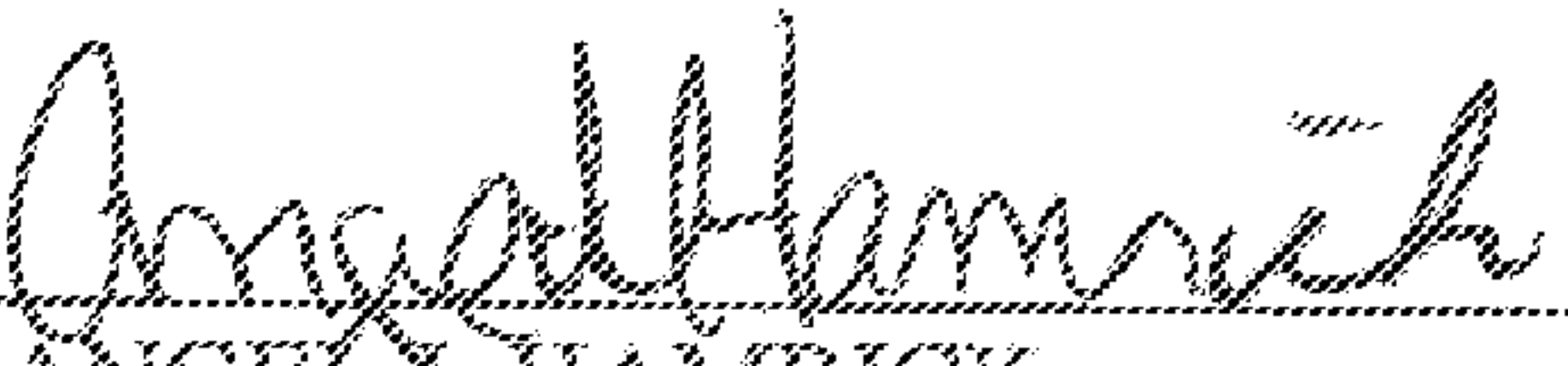
SUBJECT TO:

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 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Such state of facts as shown on the Final Plat of Nottingham, Phase 3, as recorded in Map Book 35, Page 32, in the Probate Office of Shelby County, Alabama.
4. Variance of setback line as evidenced by instruments recorded in Instrument No.20060417000178590 in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20050729000382480 and Instrument No. 20080806000315320 in the Probate Office of Shelby County, Alabama.

\$154,000.00 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.

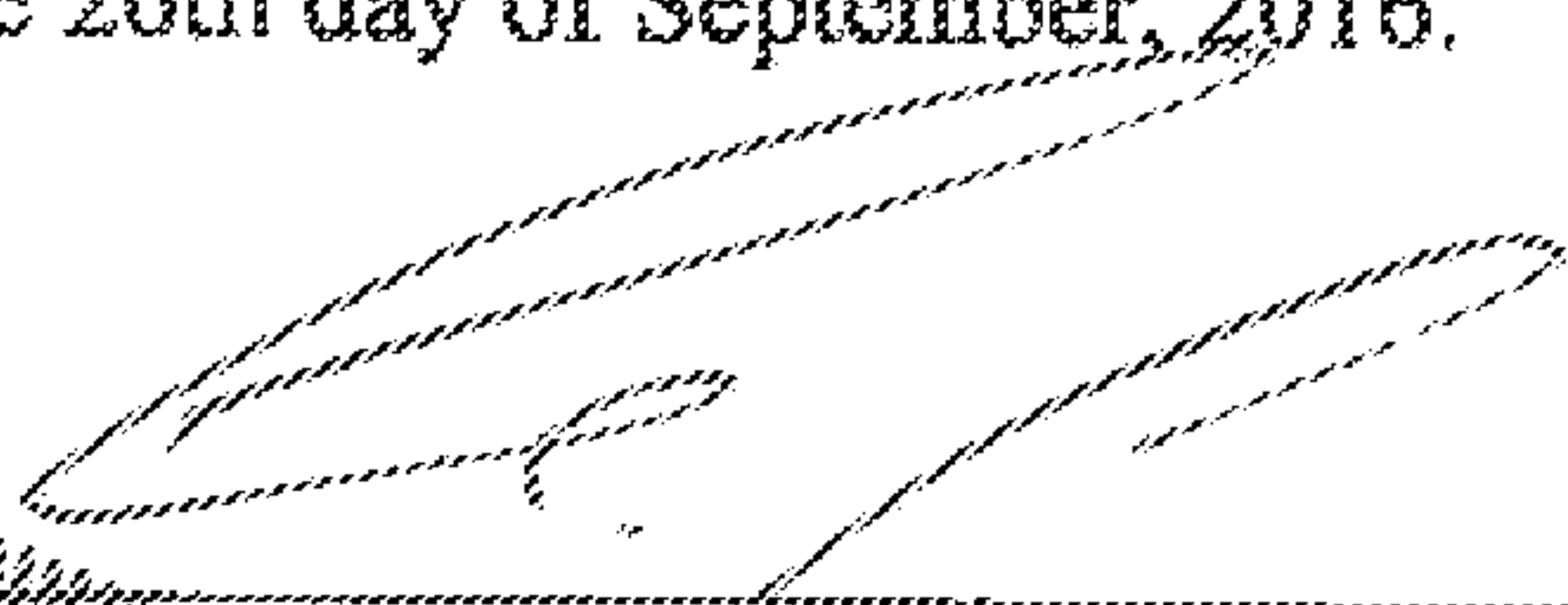
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of September, 2016.


ANGEL I. HAMRICK

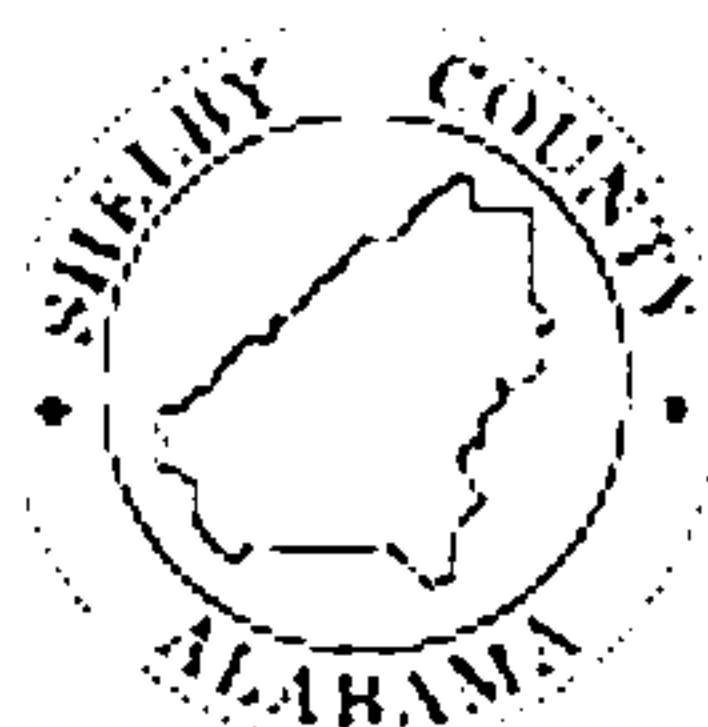
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGEL I. HAMRICK 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 26th day of September, 2016.



Notary Public
Print Name:
Commission Expires: 4-3-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2016 02:01:24 PM
\$43.00 CHERRY
20160930000359130

