

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Charlie E. Duffield  
950 Greystone Highlands Circle  
Birmingham, AL 35242  
(Also property Address)

WARRANTY DEED  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00)  
As evidence by closing statement

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt  
whereof is acknowledged, I or we

David Andrew Sowell and Nicole Hudson Sowell, a married couple  
(Whose address is 1437 Eden Ridge Drive, Hoover, AL 35244)  
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Charlie E. Duffield  
(Whose address is the property address)  
(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 18, according to the Survey of Amended Map of Greystone Highlands, Phase 1, as  
recorded in Map Book 19, Page 24, in the Probate Office of Shelby County, Alabama.

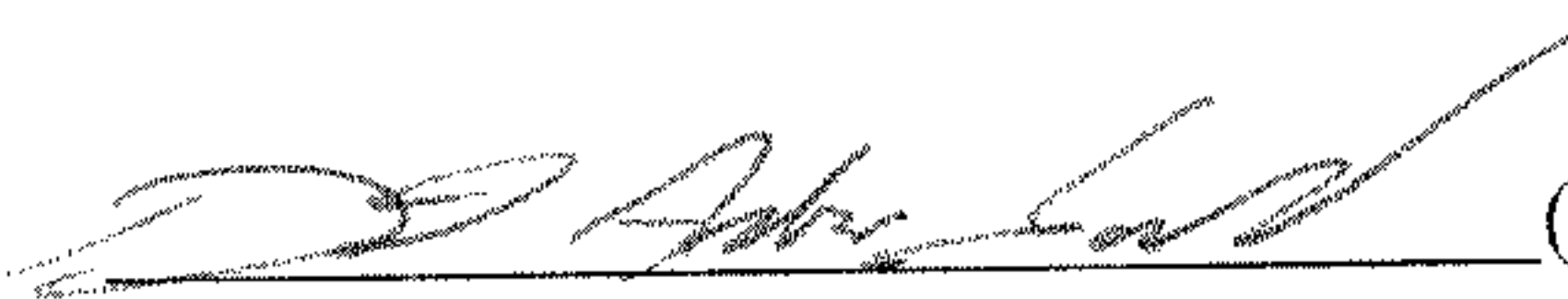
Subject to: current taxes, easements, restrictions, liens and rights of way of record.

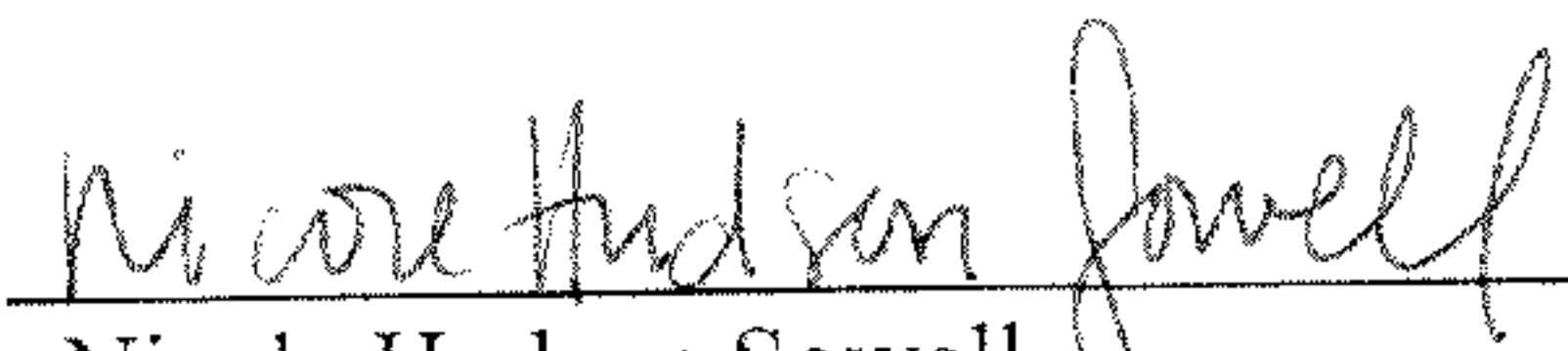
\$ 186,558.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

\$ 5,700.00 of the purchases price recited above was paid from a  
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.  
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant  
with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 1st  
day of November, 2016.

 (Seal)  
David Andrew Sowell

 (Seal)  
Nicole Hudson Sowell

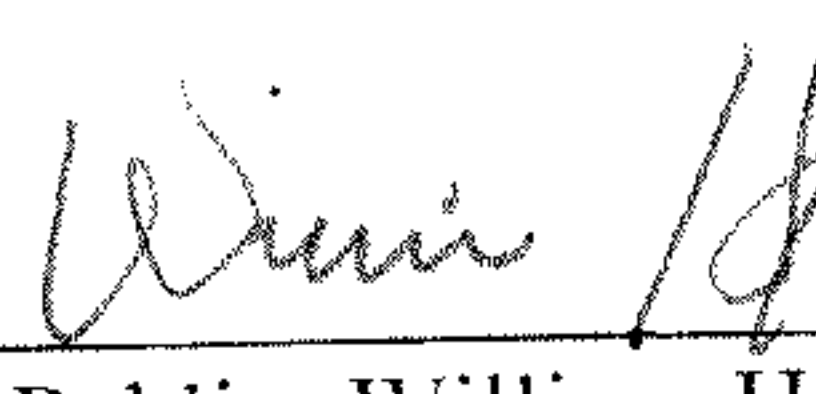
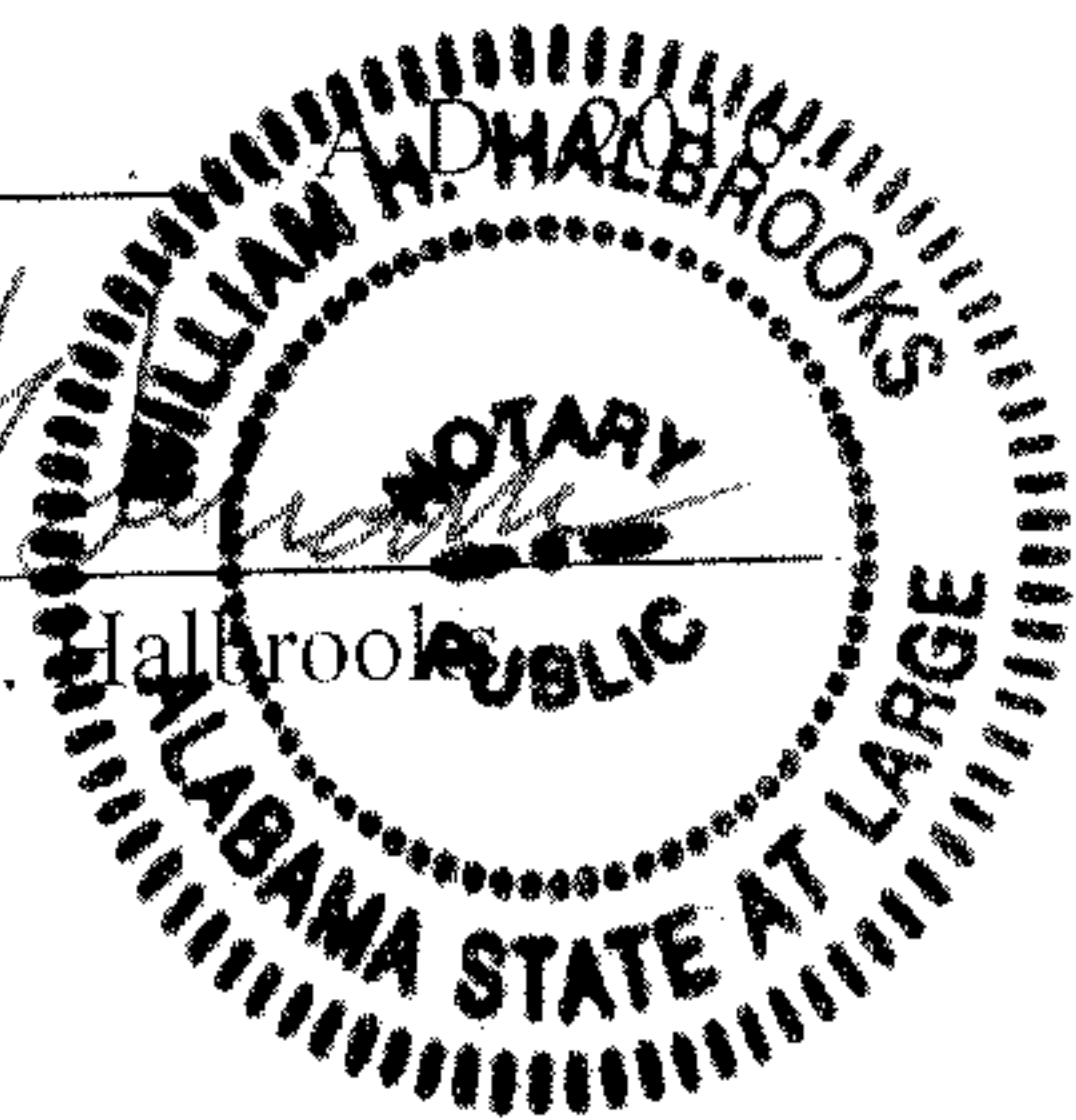
STATE OF Alabama )  
 )  
COUNTY OF Jefferson )

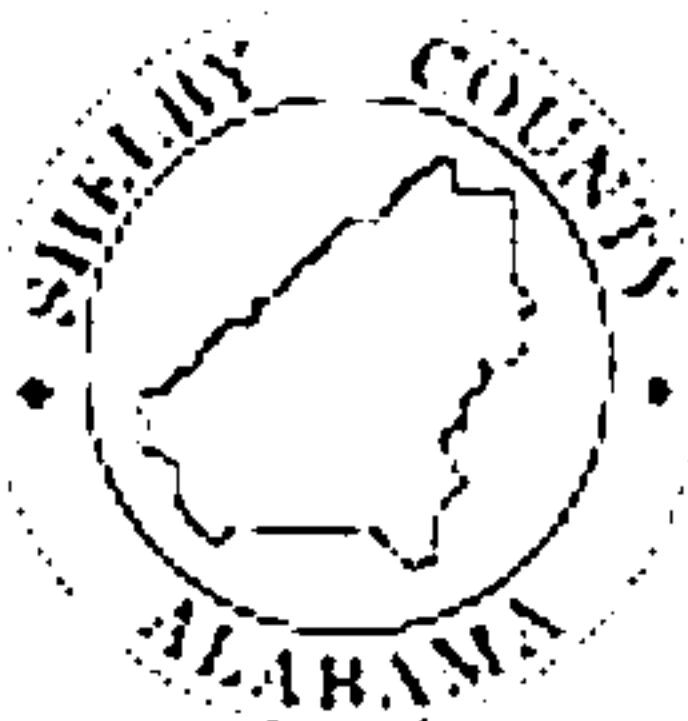
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify  
David Andrew Sowell and Nicole Hudson Sowell, whose name(s) is/are signed to the  
foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that,  
being informed of the contents of the conveyance, they/he/she executed the same voluntarily on  
the day the same bears date.

Given under my hand and official seal this 1st day of November

My Commission Expires: 4/21/20

  
Notary Public: William H. Halbrooks  




Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2016 01:02:33 PM  
\$16.00 CHERRY  
20161102000403140

