

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
DAVID W. FOWLER and wife, CARRIE C. FOWLER
101 GROVE HILL DRIVE
ALABASTER, ALABAMA 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$189,900.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, GREGORY TODD BROWN, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAVID W. FOWLER and wife, CARRIE C. FOWLER, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 13, according to the Survey of Park Forest, Sector I, as recorded in Map Book 19 page 33 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

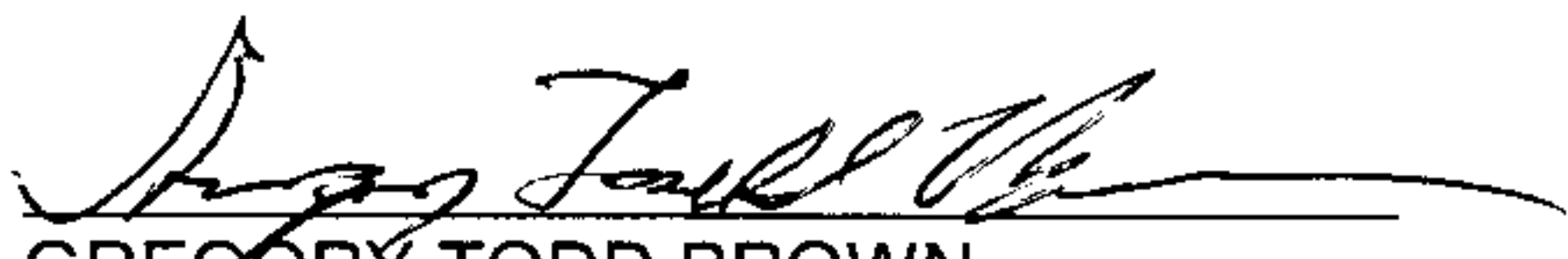
1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1995-13836 and Map Book 19 page 33 in the Probate Office.
3. A 35 foot building setback line from Forest Parkway and Forest Hills Drive as recorded in Map Book 19 page 33 in the Probate Office.
4. Easement(s) to Alabama Power Company as shown and recorded in Deed Book 121 page 191 and Deed Book 154 page 423 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 122 page 333, Deed Book 325 page 546 and Real 45 page 210 in the Probate Office.
6. Restrictive Covenants and Grand of Land Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 1995-12810 in Probate Office.
7. Claims against the Estate of Joyce Fox aka Joyce Cox aka Joyce Ann Cox, deceased, Probate Case Number PR-2015-000626.

THE HEREINABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HIS SPOUSE.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 my hand and seal this 21ST day of DECEMBER, 2016.


GREGORY TODD BROWN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that GREGORY TODD BROWN, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21ST day of DECEMBER, 2016.


NOTARY PUBLIC
My Commission Expires: 10/31/2019


20161227000469900 2/3 \$211.00
Shelby Cnty Judge of Probate, AL
12/27/2016 03:04:34 PM FILED/CERT

Grantor's Name:
GREGORY TODD BROWN
Mailing Address:
1037 GRANDE VIEW PASS
MAYLENE, ALABAMA 35114

Property Address:
101 Grove Hill Drive
Alabaster, AL 35007

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
DAVID W. FOWLER and wife, CARRIE C. FOWLER
Mailing Address:
101 GROVE HILL DRIVE
ALABASTER, ALABAMA 35007

Date of Sale: DECEMBER 21ST, 2016
Total Purchase Price: \$189,900.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20161227000469900 3/3 \$211.00
Shelby Cnty Judge of Probate, AL
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