20170109000007080 1/2 \$20 50 Shelby Cnty Judge of Probate AL 01/09/2017 01:13.30 PM FILED/CERT

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

Erint Chase Stanford

337 Hillwood Circle

Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
parties hereto, to the undersigned greceipt whereof is acknowledged, I drecorded in Instrument # 200706150 24472 grantor, whether one or more), grantee, whether one or more), as j	O, the amount of which can be verified in the Sales Contract between the rantor (whether one or more), in hand paid by the grantee herein, the or we Lauren Bowen f/k/a Lauren A.Herring (Grantee in that certain deed 000283280 and Husband and David Bowen, whose mailing address is (herein referred to as the hargain, sell and convey unto Erin Elizabeth Stanford and Chase ddress is (herein referred to object the last of survivorship the following described real estate, the address of which is 337 Hillwood Circle, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

Note; \$120,280.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 28th day of November, 2016.

Shelby County: AL 01/09/2017 State of Alabama Deed Tax: \$2.50

David Bowen

Lauren Bowen a/k/a Lauren A. Herring

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Lauren Bowen f/k/a Lauren A. Herring and David Bowen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

My Comm. Expires

Dec. 29, 2019

Given under my official hand and seal this the 28th day of November, 2016.

Notary Public / Commission Expires:/2-24-20/9

\$16-3127CDF

EXHIBIT "A" Legal Description

Lot 3-A, according to a Resurvey, as recorded in Map Book 6, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 2 and 3, Circle Hills Subdivision.

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