

This instrument prepared by:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Suite 101
Hoover, Alabama 35244

Send Tax Notice To:
Michael Bowers & Joyce C Bowers
Revocable Trust
806 Bernard Circle
Mobile, AL. 36693

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **One Hundred Fifty-five Thousand Five Hundred and 00/100 Dollars (\$155,500.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we,

Joyce C. Bowers, an unmarried woman

(herein referred to as GRANTOR whether one or more) who certify that the property conveyed hereby constitutes our homestead, do grant, bargain, sell and convey unto the

Michael Bowers and Joyce C. Bowers Revocable Trust dated May 23, 2012,

and any amendments thereto (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

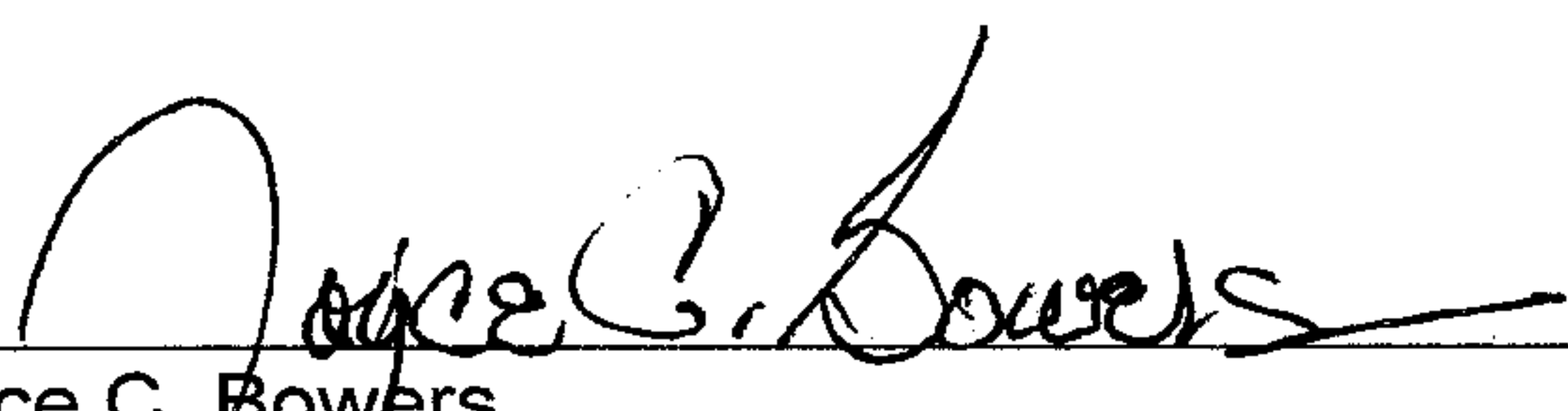
Lot 221, according to the Survey of Final Plat of Forest lakes, Sector 3-Phase 2, as recorded in Map Book 32, Page 26 A & B, in the Probate Office of Shelby County, Alabama

Subject to: All Easements, Restrictions, Conditions, Covenants, Mortgages, Rights and Rights of Way now of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and/or assigns in fee simple, forever.

And we do for ourselves and for our heirs, assigns, executors, and administrators covenant with the said GRANTEE, its successors and/or assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, assigns, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set their signatures and seals, this the 30th day of January, 2017.



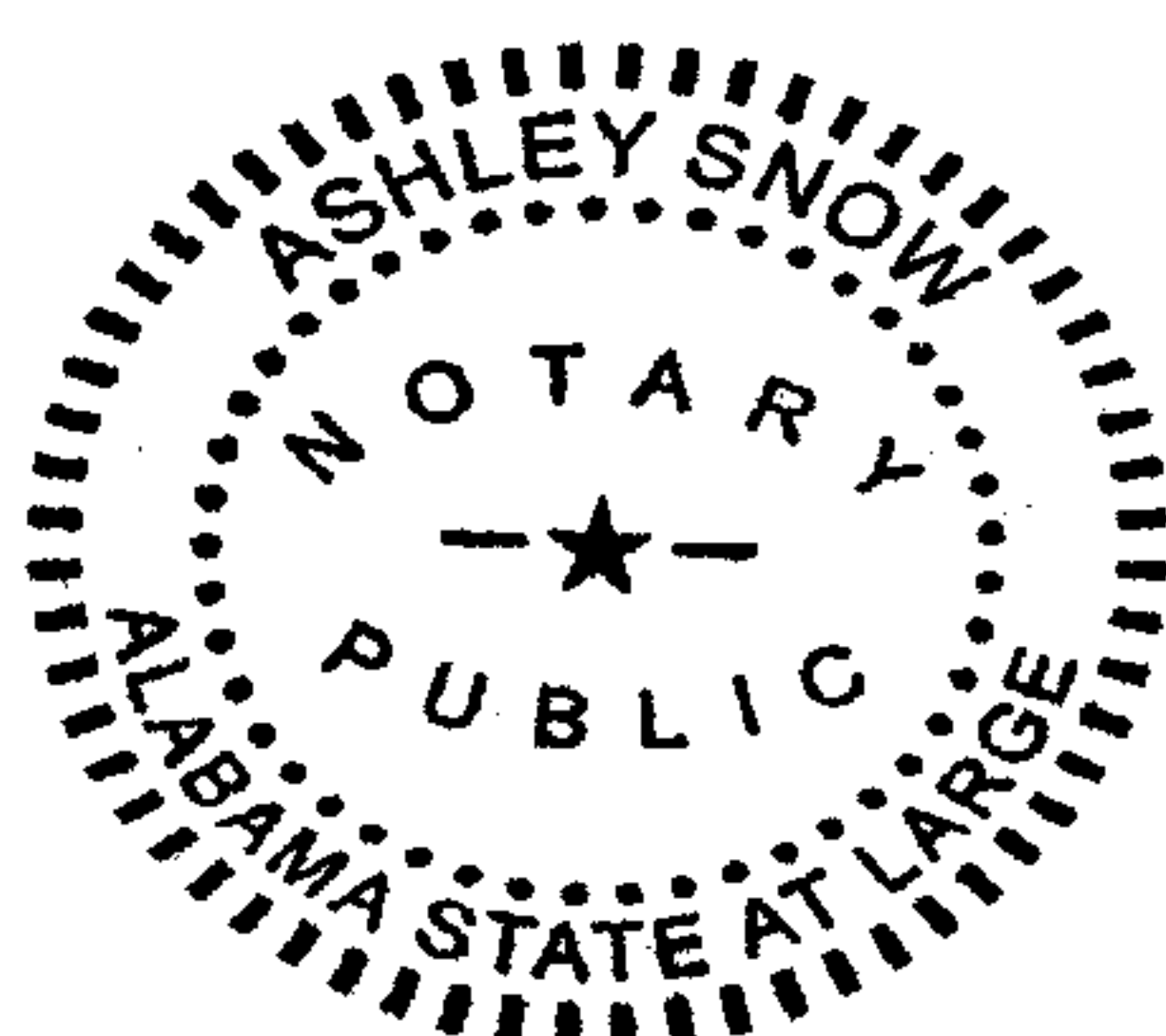
Joyce C. Bowers


STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce C. Bowers, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2017





Notary Public -
My Commission Expires: 1-11-17

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Joyce C. Bowers</u>	Grantee's Name	<u>Michael Bowers and Joyce C. Bowers Revocable Trust dated May 23, 2012</u>
Mailing Address	<u>2361 Forest Lakes Lane Sterrett, AL 35147</u>	Mailing Address	<u>806 Bernard Circle Mobile, AL 36693</u>
Property Address	<u>2361 Forest Lakes Lane Sterrett, AL 35147</u>	Date of Sale	<u>1 / 30</u> , 2017
		Total Purchase Price	<u>\$155,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date Jan 30, 2017Unattested

(verified by)

Print

Joyce C. Bowers

Sign

Joyce C. Bowers
 (Grantor/Grantee/Owner/Agent) circle one


Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/02/2017 01:13:58 PM
 \$173.50 CHERRY
 20170202000041110