

FILE NO: V17-008

Send Tax Notice To: Thomas Bowen  
132 Essex Drive  
Sterrett, AL 35147

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**WARRANTY DEED**

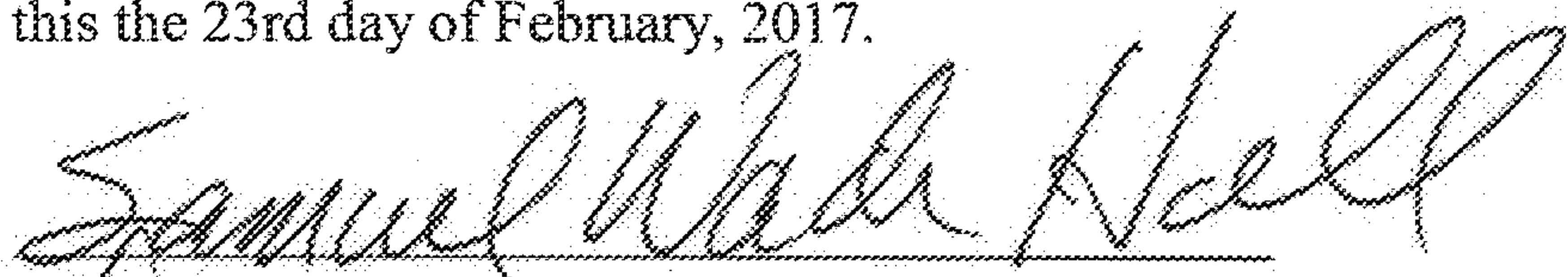
**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of Two Hundred Ninety Six Thousand AND NO CENTS (\$296,000.00), and other good and valuable consideration, the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement, this day in hand paid to the undersigned GRANTOR'S, in hand paid by the GRANTEE'S herein, Samuel Wade Hall and Carroll May Hall, Husband and wife, whose mailing address is 132 Essex Drive, Sterrett, AL 35147 (hereinafter referred to as GRANTOR'S), the GRANTOR'S do hereby give, grant, bargain, sell and convey unto the GRANTEE'S, Thomas Bowen and Elizabeth Bowen, husband and wife, whose mailing address is 2571 Foothills Drive, Hoover, AL 35226 (hereinafter referred to as GRANTEE'S) the following described Real Estate, lying and being in the County of SHELBY    ), State of Alabama, the address of which is 132 Essex Drive, Sterrett, AL 35147; to-wit:

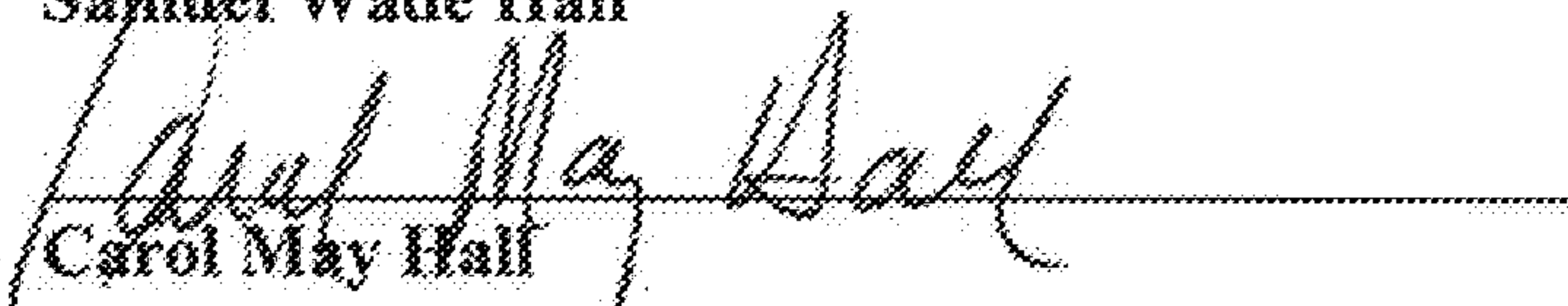
**LOT 104-A, ACCORDING TO THE SURVEY OF A RESURVEY OF LOT 104, FOREST PARKS, 1ST SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEE'S, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE'S, and with GRANTEES' heirs and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR'S will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE'S, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, said GRANTOR'S has hereunto set their hands and seals this the 23rd day of February, 2017.

  
\_\_\_\_\_  
Samuel Wade Hall

  
\_\_\_\_\_  
Carol May Hall

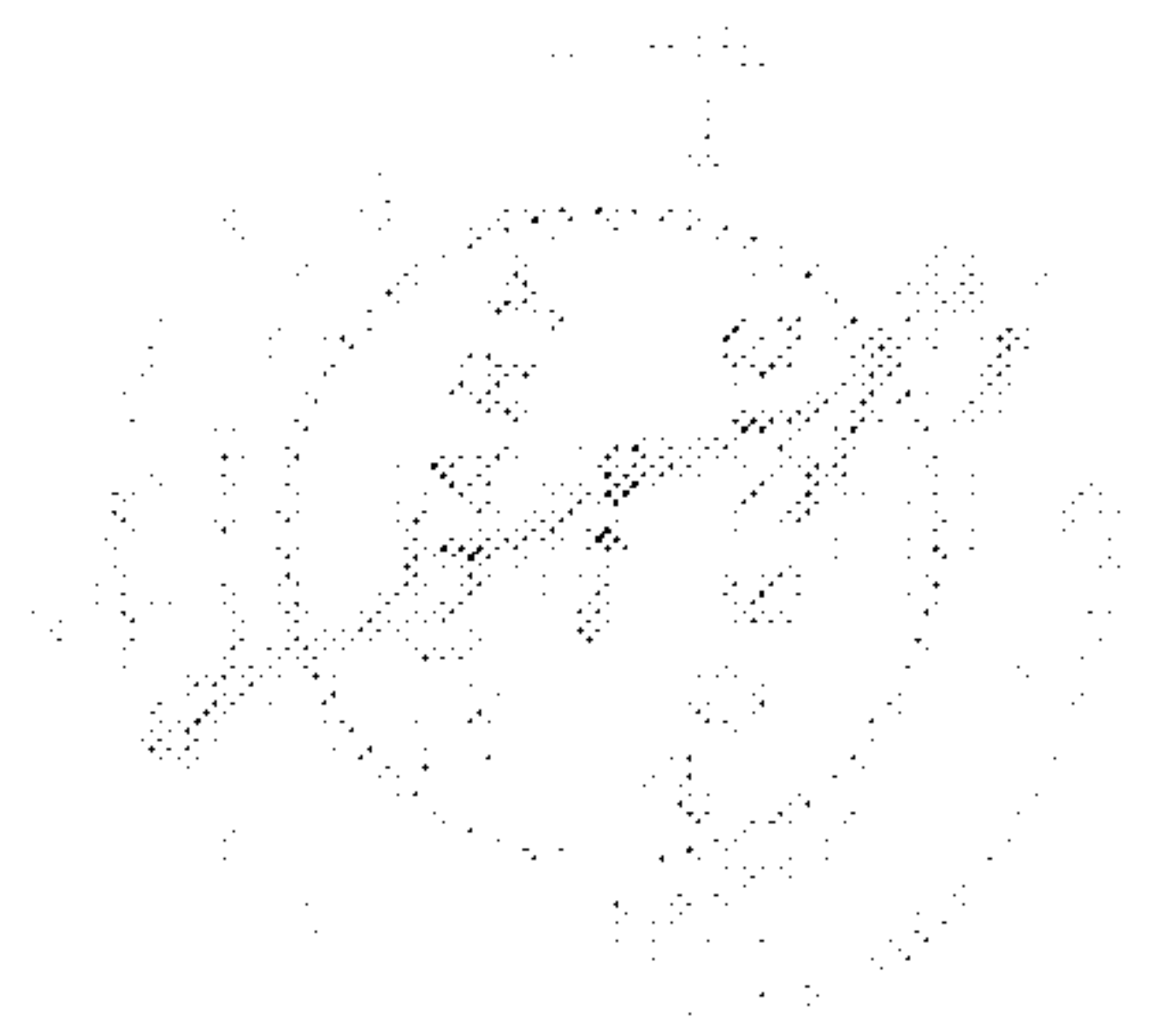
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Samuel Wade Hall and Carroll May Hall, are signed to the foregoing conveyance, and who are known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 23rd day of February, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 12/1/17

**THIS INSTRUMENT PREPARED BY:**

Brian M. Cloud, Esquire  
Cloud & Willis, LLC  
201 Beacon Parkway West, Suite 400  
Birmingham, Alabama 35209  
(205) 322-6060



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/06/2017 08:48:19 AM  
\$33.00 CHERRY  
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