

Send tax notice to:  
CHRISTOPHER M. BOWDEN  
141 WALTERS COVE  
STERRETT, AL 35147

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2017123

**WARRANTY DEED**

**20170419000132240**  
**04/19/2017 10:19:42 AM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID R. PATTERSON and BRENDA S. PATTERSON, HUSBAND AND WIFE **whose mailing address** is: 141 Walters Cove Sterrett AL 35147 (hereinafter referred to as "Grantors") by CHRISTOPHER M. BOWDEN **whose property address** is: 141 WALTERS COVE, STERRETT, AL, 35147 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 23, according to the Map and Survey of Bear Creek Ridge, Sector II, a Resurvey of Lot 3A of a Resurvey of Bear Creek Ridge, as recorded in Map Book 25, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Bear Creek Ridge, Sector II, Resurvey of Lot 3A of Resurvey of Bear Creek Ridge recorded in Map Book 25, page 80, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Mining and mineral rights recorded in Instrument #1999/16694 and Deed Book 81, page 417.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto whether or not appearing of public record.
5. Restrictions as set out in Map Book 25, page 80; Map Book 25, page 75 and Map Book 22, page 44.
6. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument #1999/22204.
7. Right-of-way to South Central Bell recorded in Deed Book 342, page 825.
8. Restrictive Covenants as shown in Instrument #1999/16698 and amended in Instrument #2002/57025 and Amendments in Instrument #2002/57025; Second Amendment recorded in Instrument #20040706000369370 and Third Amendment recorded in Instrument #20060210000069450.
9. Release of damages recorded in Instrument #1999/16694.

\$286,020.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18th day of April, 2017.

  
DAVID R. PATTERSON

  
BRENDA S. PATTERSON

STATE OF ALABAMA  
COUNTY OF SHELBY

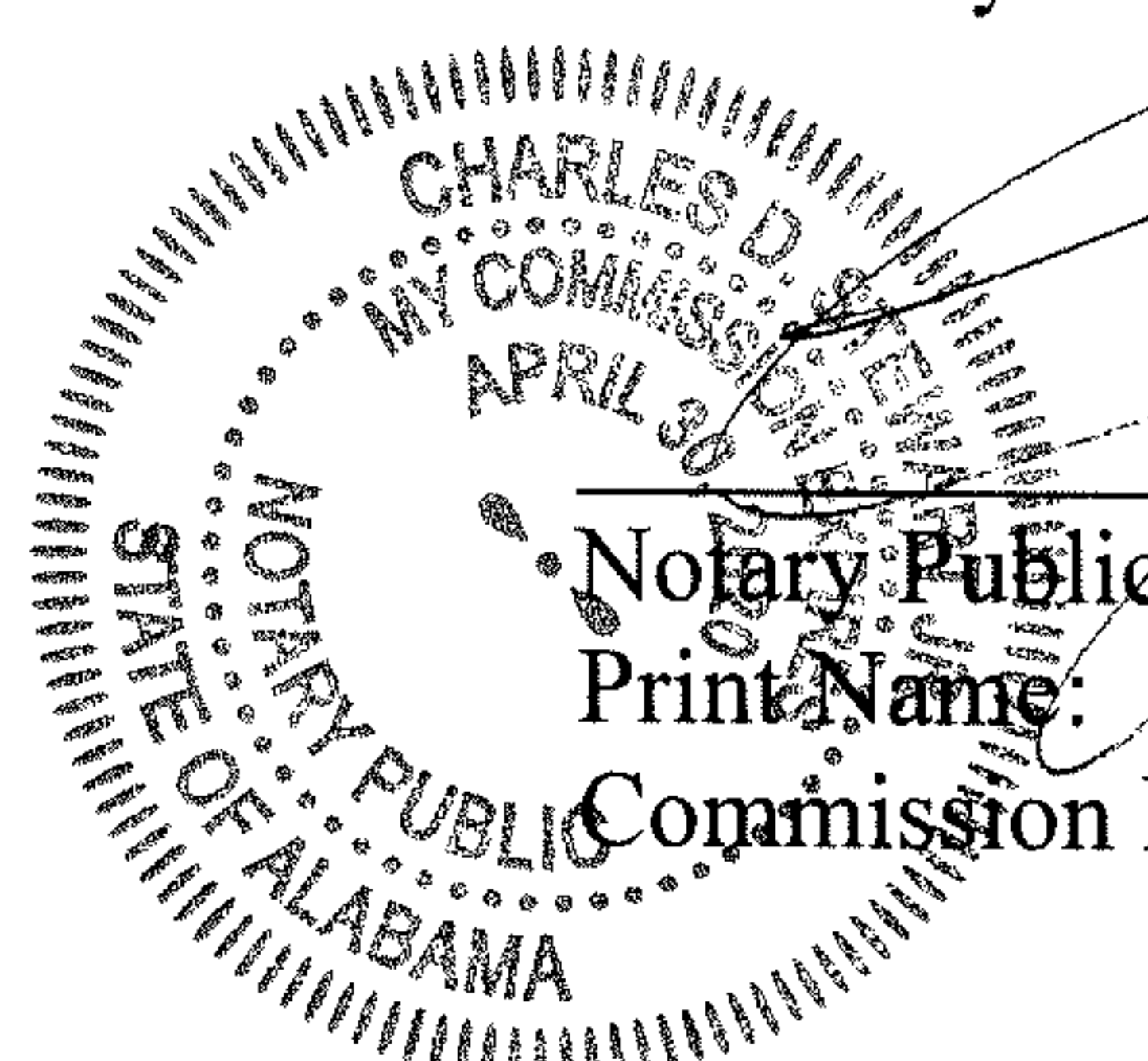


Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/19/2017 10:19:42 AM  
\$19.00 CHERRY  
20170419000132240



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

Given under my hand and official seal this the 18th day of April, 2017.

The notary seal is circular with a serrated edge. It contains the text "CHARLES D. STEWART", "MY COMMISSION EXPIRES APRIL 30, 2018", and "NOTARY PUBLIC STATE OF ALABAMA".  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4-30-20