

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Jeremy Bowlin  
336 Willow Leaf Circle  
Wilsonville, AL 35186

20170503000152540  
05/03/2017 11:02:25 AM  
DEEDS 1/3

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Ninety Two Thousand Dollars and No Cents (\$292,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ryan Kelley and Angela Kelley, husband and wife, whose mailing address is 384 County Road 604, Hanceville, AL 35077** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy Bowlin, whose mailing address is 336 Willow Leaf Circle, Wilsonville, AL 35186** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **336 Willow Leaf Circle, Westover, AL 35186**; to wit;

LOT 311, ACCORDING TO THE SURVEY OF FINAL PLAT WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGE 137 A, B, C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$279,812.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 38, Page 137 A, B, C.

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 in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 38, Page 137 A, B, C.

30' building setback line on front of lot as shown on recorded plat/map.

Restrictions appearing of record in Instrument # 20070725000346410 and amended in Instrument # 20071023000490210.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20071109000517710.

Right of Way granted to BellSouth Telecommunications as recorded in Instrument # 20060815000396440 and Instrument # 20071218000568300.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 103, Page 182.

Right of Way to Shelby County as recorded in Volume 147, Page 571.

Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20071109000517700.

Articles of Incorporation of Willow Oaks Homeowners Association, Inc. by instrument recorded in Instrument # 20070725000346420 and By-Laws recorded in Instrument # 20070725000346430.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

OK  
RK

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.

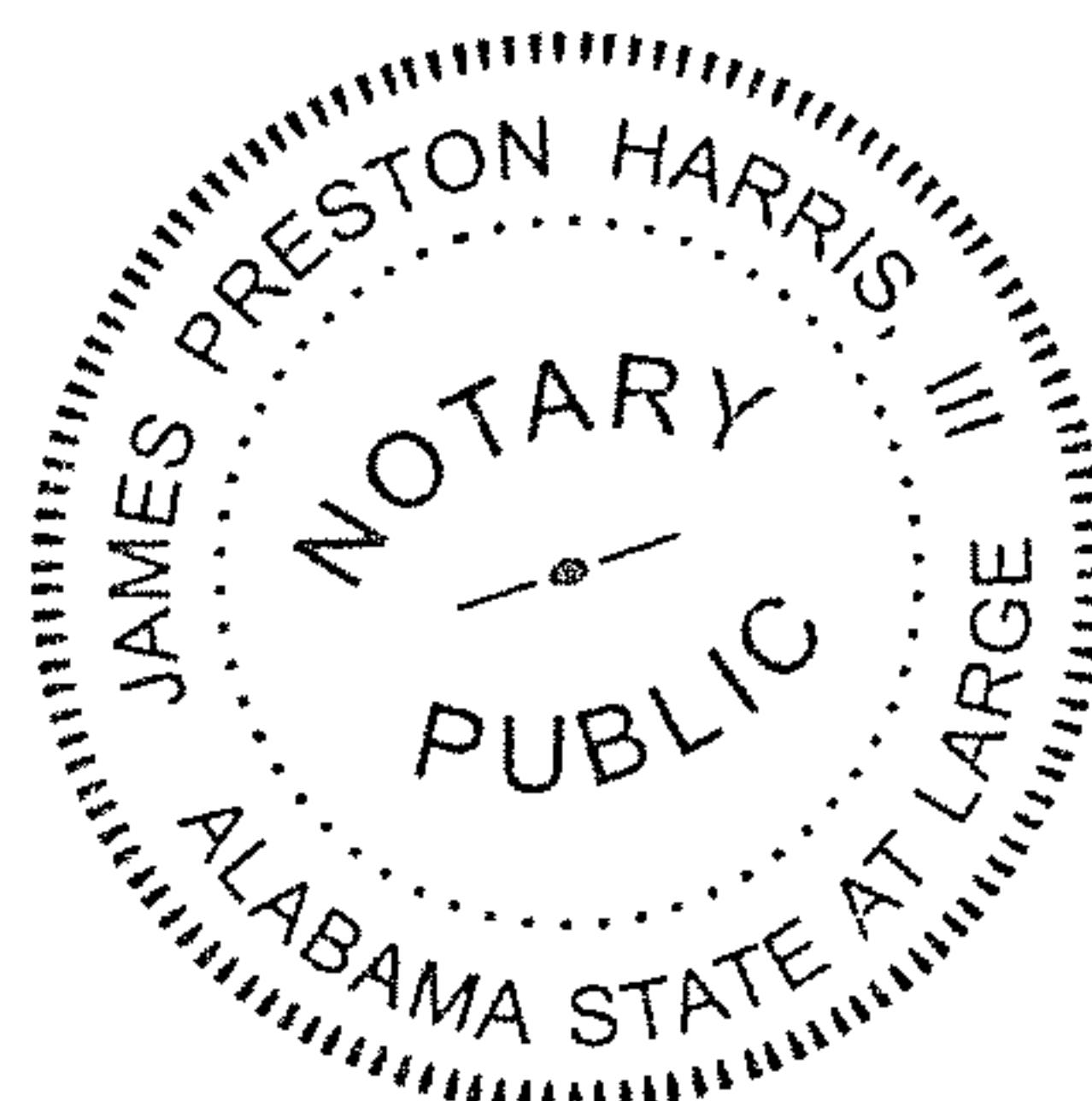
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of May, 2017.

Ryan Kelley by: Angela Kelley      Angela Kelley  
Ryan Kelley by: Angela Kelley, Attorney in Fact      Angela Kelley  
Attorney in Fact  
State of Alabama      }      General Acknowledgment  
Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Ryan Kelley and Angela Kelley, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of May, 2017.

James Preston Harris III  
Notary Public, State of ALABAMA  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3/21/2018



20170503000152540 05/03/2017 11:02:25 AM DEEDS 2/3

# Real Estate Sales Validation Form

20170503000152540 05/03/2017 11:02:25 AM DEEDS 3/3

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Ryan Kelley  
Angela Kelley  
Mailing Address: 384 County Road 604  
Hanceville, AL 35077

Grantee's Name: Jeremy Bowlin

Mailing Address: 336 Willow Leaf Circle  
Wilsonville, AL 35186

Property Address: 336 Willow Leaf Circle  
Westover, AL 35186

Date of Sale: May 01, 2017  
Total Purchase Price: \$292,000.00  
or  
Actual Value: \_\_\_\_\_  
or  
Assessor's Market Value: \_\_\_\_\_

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)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

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 of 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: May 01, 2017

Print: Angela Kelley

Angela Kelley

Unattested

JP  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/03/2017 11:02:25 AM  
\$33.50 CHERRY  
20170503000152540

J.W. Fuhrmeister