

17-4823

Send tax notice to: David C. Bowen, 7023 Kensington Ave., Calera, Al. 35040

This instrument prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

STATE OF ALABAMA
COUNTY OF Shelby

QUIT CLAIM DEED

20170905000321730
09/05/2017 10:02:35 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy-three thousand nine hundred and no/100 (\$73,900.00) Dollars the amount of which can be verified as 1/2 the market value of the property, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

David C. Bowen and his wife Lauren Bowen, whose mailing address is: 7023 Kensington Ave., Calera, Al. 35040 and

Michael J. Darragh, a married man, whose mailing address is:
2877 Wilshire Court, Oxford, PA 18069-2750

hereby remises, releases, quit claims, grants, sells and conveys to::
David C. Bowen and Lauren Bowen as joint tenants with right of survivorship,
whose mailing address is:
7023 Kensington Ave., Calera, Al. 35040
(hereinafter called Grantee),
all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is: 7023 Kensington Ave., Calera, Al. 35040 to-wit:

Lot 168, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, page 117 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantor Michael J. Darragh is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

.TO HAVE AND TO HOLD to said Grantee, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal this 23 day of August 2017.
Michael J. Darragh by agent through his
agent David C. Bowen SEAL
MICHAEL J. DARRAGH BY & THROUGH HIS AGENT
DAVID C. BOWEN
David C. Bowen SEAL
DAVID C. BOWEN
Lauren Bowen SEAL
LAUREN BOWEN

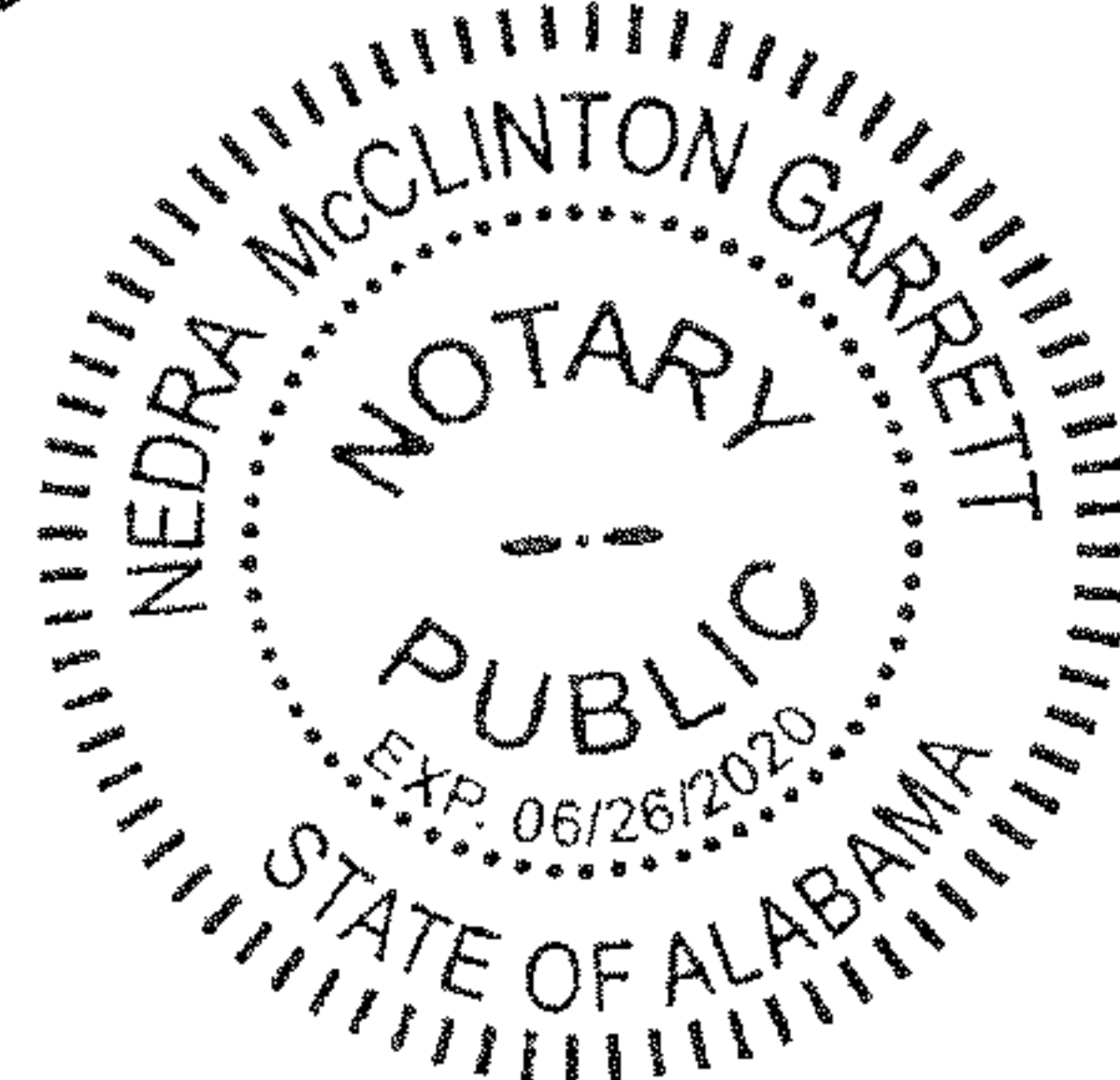
State of ALABAMA
County of JEFFERSON

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that David C. Bowen and his wife Lauren Bowen who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of August, 2017.

Nedra McClinton Garrett
NOTARY PUBLIC

My commission expires: 6/26/20



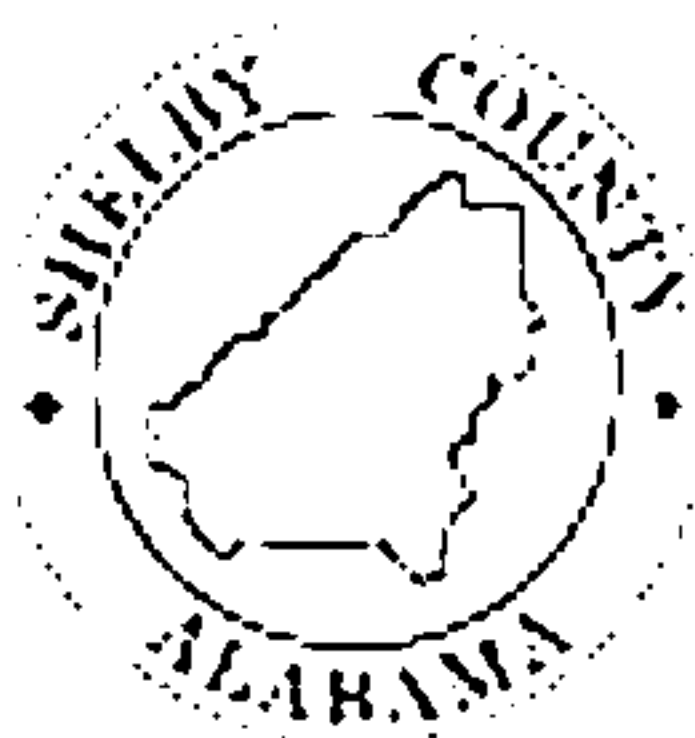
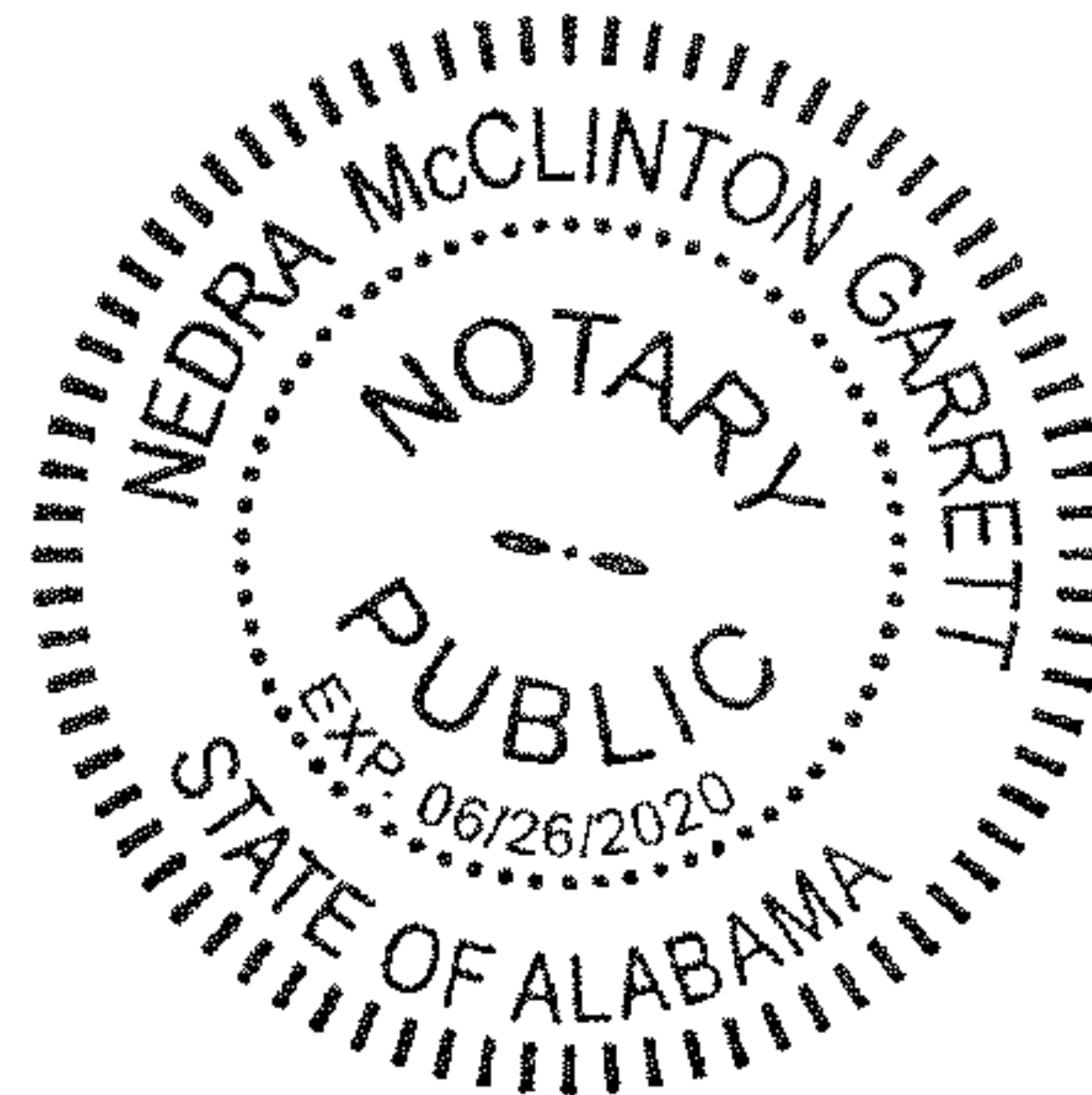
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that David C. Bowen under Specific Durable Power of Attorney for Michael J. Darragh, a married man 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 he in his capacity as such Agent under Specific Durable Power of Attorney for Michael J. Darragh has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of August, 2017.

Nedra McClinton Garrett
NOTARY PUBLIC

My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 10:02:35 AM
\$92.00 CHERRY
20170905000321730

James W. Fuhrmeister