

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Andrew J. Rowan
Shelby R. Rowan
1222 Savannah Lane
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama } Know All Men by These Presents: 20180105000004730
Shelby County 01/05/2018 07:57:26 AM
DEEDS 1/3

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Karen M. Florence, n/k/a Karen Broadwater and John Daniel Broadwater, wife and husband, whose mailing address is 5744 9th Avenue South, Birmingham, AL 35212** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Andrew J. Rowan and Shelby R. Rowan, whose mailing address is 1222 Savannah Lane, Calera, AL 35040** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1222 Savannah Lane, Calera, AL 35040**; to wit;

LOT 56, ACCORDING TO THE AMENDED MAP SAVANNAH POINTE SECTOR IX, AS RECORDED IN MAP BOOK 37, PAGE 51 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$126,262.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

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

All taxes for the year 2018 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 37, Page 51 A & B.

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 37, Page 51 A & B.

Restrictive covenants and grant of land easements to Alabama Power Company as recorded in Instrument No. 20060401000173970.

Right of Way granted to Alabama Power Company by instrument(s) recorded Volume 138, page 159; Instrument No. 2005-39395 and Instrument No. 2005-39396.

Right of Way to Shelby County, as recorded Volume 211, page 615.

Easement to City of Calera as recorded in Instrument No. 1999-47297.

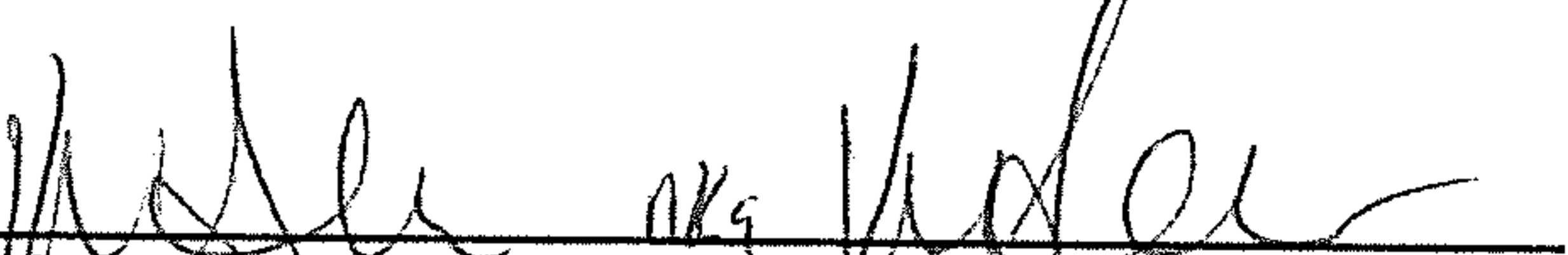
Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 1999-25577; Instrument No. 2006-16726; Instrument No. 20070125000039130 and Instrument No. 20110112000010680, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Savannah Pointe Residential Association, Inc. as recorded in Instrument No. 1999-46478.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

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 3rd day of January, 2018.

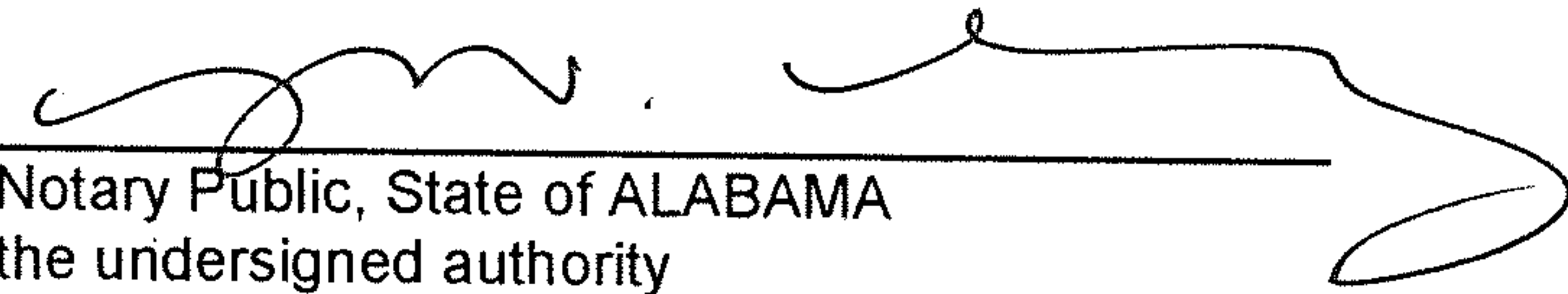

Karen M. Florence, n/k/a Karen Broadwater

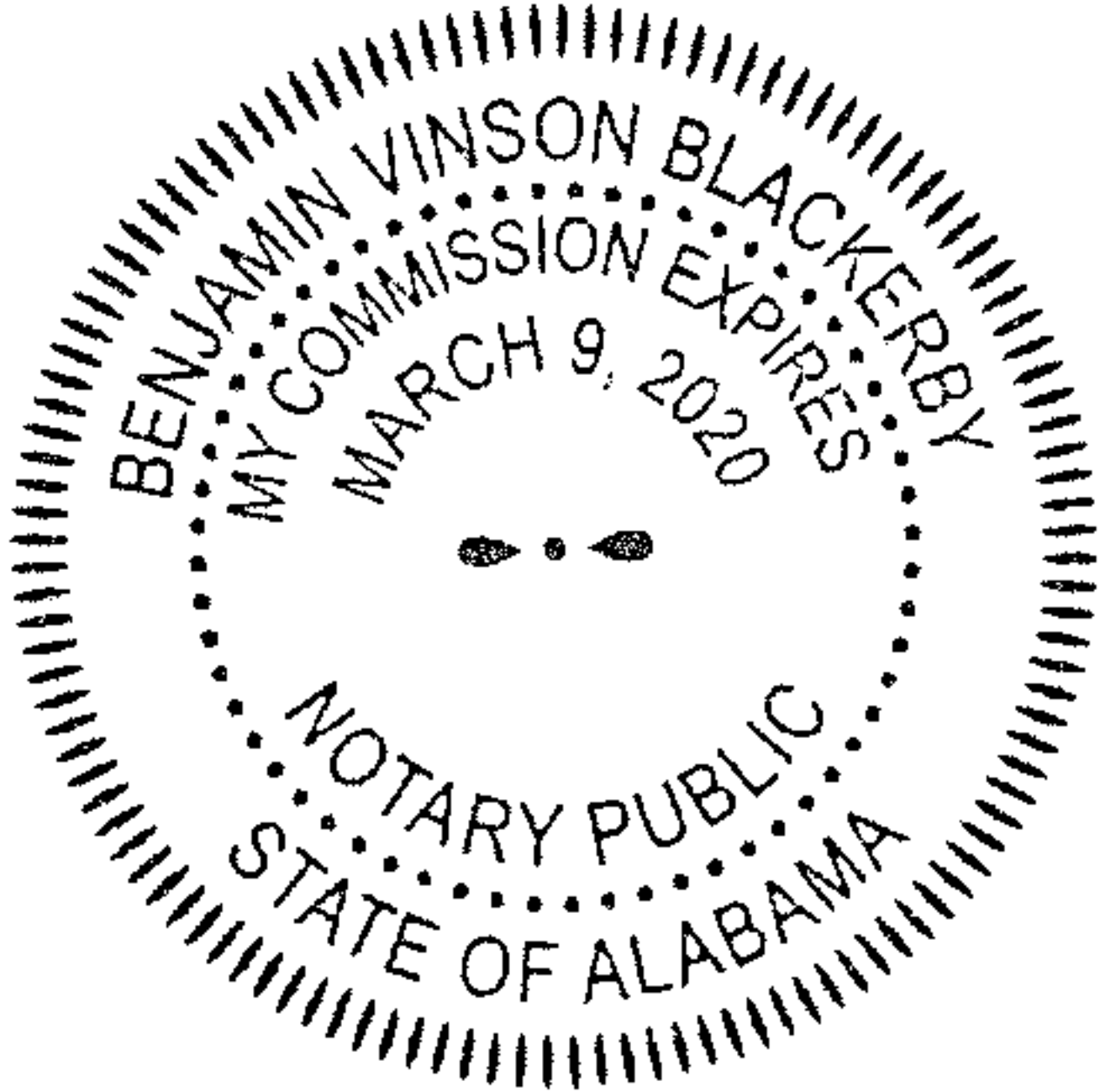

John Daniel Broadwater

State of Alabama
Jefferson County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Karen M. Florence, n/k/a Karen Broadwater and John Daniel Broadwater, wife and husband 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of January, 2018.


Notary Public, State of ALABAMA
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name	Karen M. Florence, n/k/a Karen Broadwater	Grantee's Name	Andrew J. Rowan Shelby R. Rowan
Mailing Address	John Daniel Broadwater 5744 9th Avenue South Birmingham, AL 35212	Mailing Address	1222 Savannah Lane Calera, AL 35040
Property Address	1222 Savannah Lane Calera, AL 35040	Date of Sale	January 03, 2018
		Total Purchase Price	\$125,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

20180105000004730 01/05/2018 07:57:26 AM DEEDS 3/3

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

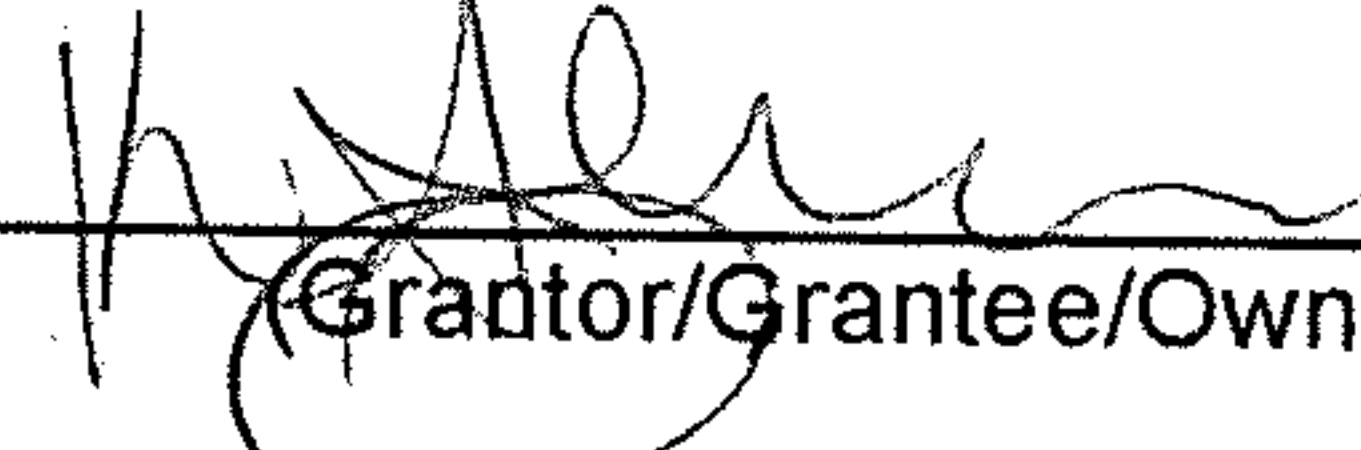
Date of Sale - the date on which interest to the property was conveyed.

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.

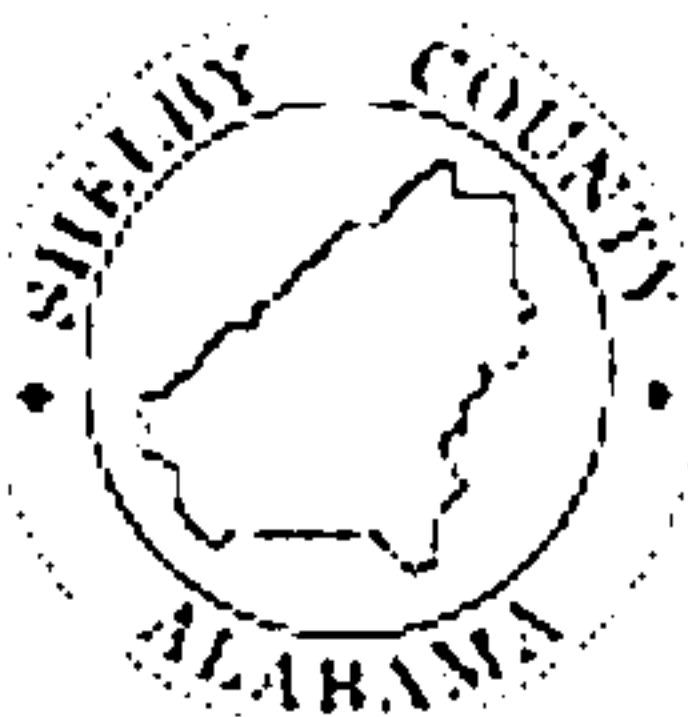
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	January 03, 2018	Print	Karen M. Florence, n/k/a Karen Broadwater
☐ Unattested	 (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
01/05/2018 07:57:26 AM
\$22.00 CHERRY
20180105000004730