

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
James Bowers
Ashley Bowers
909 Irving Road
Birmingham, AL 35209

20180503000149980

05/03/2018 08:22:13 AM

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Thirty-Six Thousand Three Hundred and 00/100 Dollars (\$636,300.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Smith Commercial Investments, LLC** (herein referred to as Grantor) do grant, bargain, sell and convey unto **James Bowers and Ashley Bowers** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 12B, according to the Amended Survey of Red Oaks Farms Resurvey 3, as recorded in Map Book 48, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Also: A 60' Easement for ingress, egress, and utilities as depicted in Map Book 48, Page 57

\$509,040.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the parties to this conveyance, that (unless the 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.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Smith Commercial Investments, LLC, by its Managing Member, Connor Farmer who is authorized to execute this conveyance, has hereto set its signature and seal, this April 24, 2018.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2018 08:22:13 AM
\$142.50 CHERRY
20180503000149980

Smith Commercial Investments, LLC

Connor Farmer by:

Connor Farmer
Connor Farmer
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connor Farmer whose name as Managing Member of Smith Commercial Investments, LLC, 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, Connor Farmer, in his capacity as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this April 24, 2018.

Luke A. Henderson
Notary Public

My Commission Expires: 7/26/2020

Grantor's Address: 120 Bishop Circle, Pelham, AL 35124

Property Address: 2111 Red Oak Rd, Helena, AL 35080

