

Send tax notice to:
NATHAN C. BOWER
5295 S BROKEN BOW DR
BIRMINGHAM, AL, 35242

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

2018209

20180508000157110
05/08/2018 01:12:37 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Six Thousand and 00/100 Dollars (\$256,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MELANIE SINGLETON EVANS F/K/A MELANIE SINGLETON and DAVID EVANS, WIFE AND HUSBAND **whose mailing address** is: 5295 SOUTH BROKEN BOW DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by NATHAN C. BOWER and MEAGAN BOWER **whose property address** is: 5295 S BROKEN BOW DR, BIRMINGHAM, AL, 35242 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 66, according to the Survey of Broken Bow, First Addition, Second Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, AL.

SUBJECT TO:

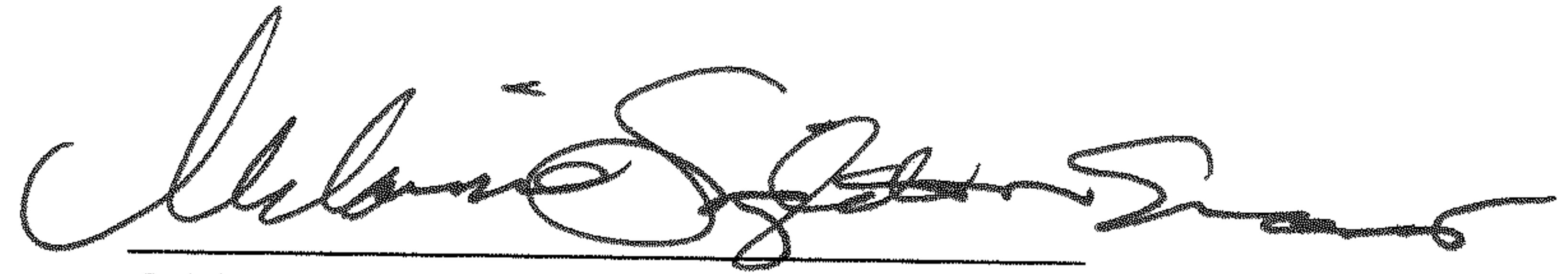
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
3. Such state of facts as shown on the plat of Broken Bow, 1st Addition, 2nd Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 53, Page 238 and Book 53, Page 576, in the Probate Office of Shelby County, Alabama.
5. Easement/Right of Way to South Central Bell as recorded in Volume 338, Page 935, in the Probate Office of Shelby County, Alabama.

\$204,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

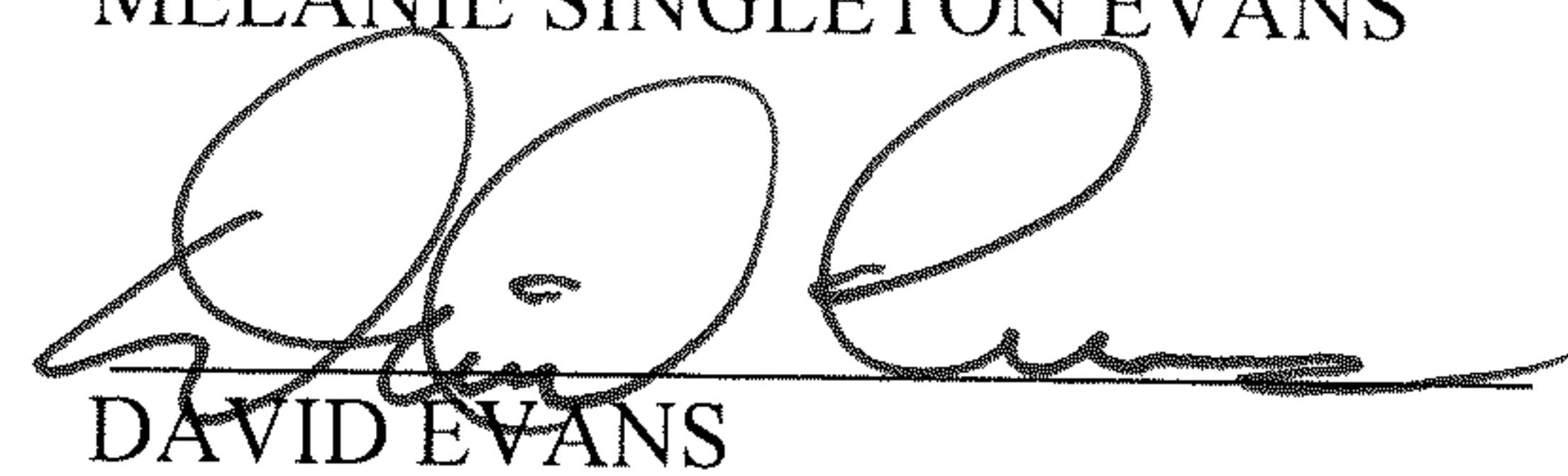
MELANIE SINGLETON AND MELANIE SINGLETON EVANS ARE ONE AND THE SAME PERSON.

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 4th day of May, 2018.



MELANIE SINGLETON EVANS



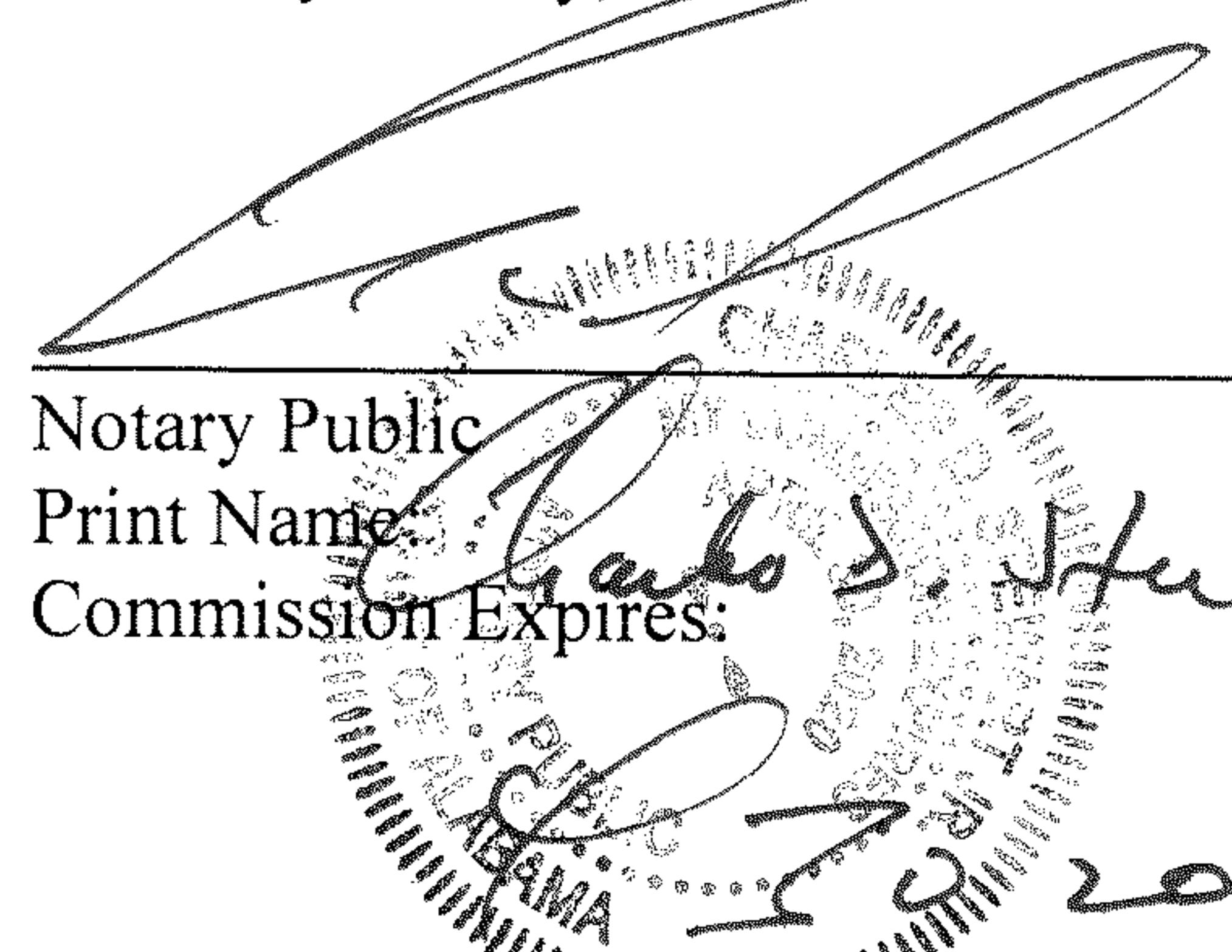
DAVID EVANS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELANIE SINGLETON EVANS and DAVID EVANS 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 4th day of May, 2018.

Notary Public
Print Name: *Carlo S. Stewart*
Commission Expires: *2020*




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/08/2018 01:12:37 PM
\$69.50 CHERRY
20180508000157110

