

Send tax notice to:
Kurt D. Bowman & Christine Bowman
519 Bent Creek Trace
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$349,900.00) in hand paid to the undersigned, **Timeless Homes, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Kurt D. Bowman and Christine Bowman (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 103, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

\$ 279,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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, Grantor, Timeless Homes, LLC, an Alabama Limited Liability Company, by Monty Bryant its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 11th day of May, 2018.

Timeless Homes, LLC,
an Alabama limited Liability Company

By: Monty Bryant
Monty Bryant

Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monty Bryant, whose name as Managing Member of Timeless Homes, LLC an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 2018.



Notary Public

Print Name: Kenneth Ballard St. John

Commission Expires: 11/24/2018



