

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Roland Allen, Jr.
2185 Village Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Forty-Two Thousand Dollars and 00/100 (\$142,000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we

Adam G. Cowan and Kristy M. Cowan, Husband and Wife

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

Roland Allen, Jr.

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 212F, according to the Survey of Waterford Village Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

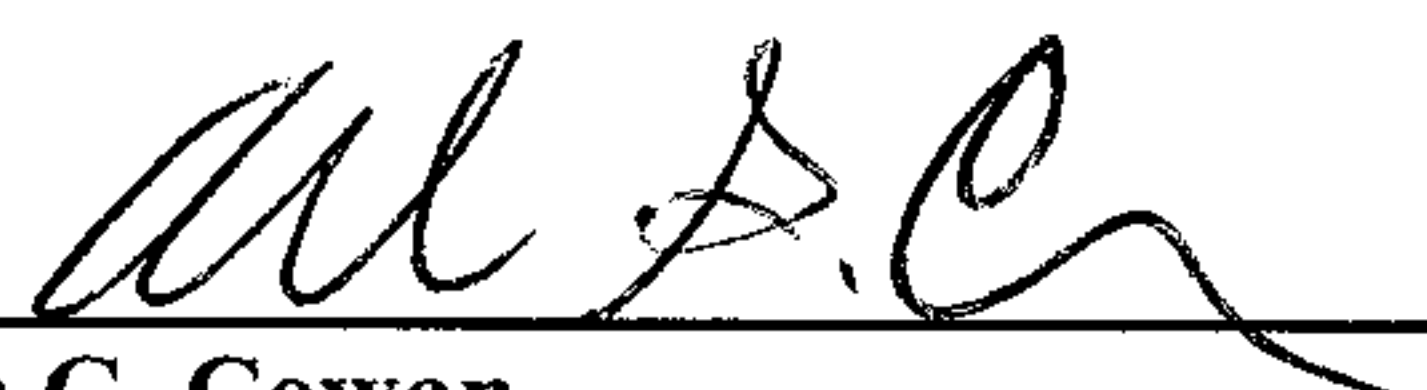
Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

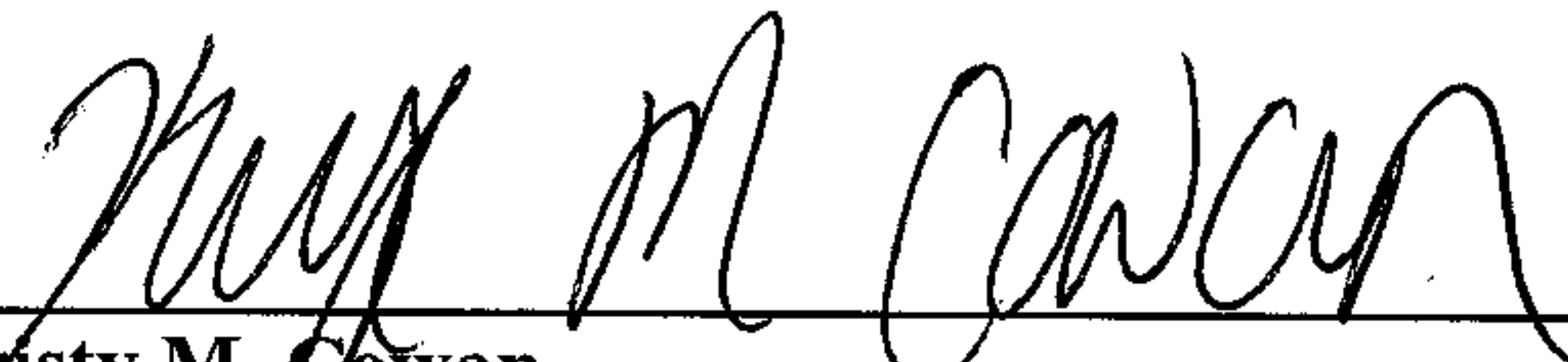
^(af) ~~\$143,343.00~~ ^{\$143,434.00} of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the **2nd** day of **August, 2018**.


Adam G. Cowan



Kristy M. Cowan

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Adam G. Cowan and Kristy M. Cowan** 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, the **2nd** day of **August, 2018**.

SEA 


Notary Public
My Commission Expires: 7/11/19

