This instrument was prepared by: Mark E. Gualano, Attorney 701 Chestnut Street Vestavia Hills, AL 35216

Send Tax Notices to: Thomas Russell Cowen 3701 Cumberland Trace Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of Three Hundred Forty Thousand and no/100 Dollars (\$340,000.00), and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Estate of John Wilson Bullock, deceased, Shelby County, AL Case No. PR-2018-000707, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto Thomas Russell Cowen (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 16, according to the Survey of Meadow Brook, Second-Sector Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

\$140,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

John Wilson Bullock was one and the same person as John W. Bullock.

Effective date of deed is Nowaher 27 2018

SUBJECT TO:

- Advalorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

	TNESS WHEREOF, lay of November, 201	I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) 8.
		Estate of John Wilson Bullock, deceased, Shelby County, AL Case No. PR-2018-000707
		By: Katherine Louise Anderson, as Personal Representative
, i	SS WHEREOF, I/(w of November, 2018.	e) the undersigned hereunto set my (our) hand(s) and seal(s) this
		Estate of John Wilson Bullock, deceased, Shelby County, AL Case No. PR-2018-00707 By: Gesine Bullock Prado, as Personal Representative
STATE OF		
COUNTY OF		
Katherine La deceased, Sha conveyance, as contents of the voluntarily on	elby County, AL Cond who is known to the conveyance, she, the day the same bear	Public in and for said County, in said State, hereby certify that Personal Representative of the Estate of John Wilson Bullock, ase No. PR-2018-00707, whose name is signed to the foregoing me, acknowledged before me on this day, that being informed of the in her capacity as Personal Representative executed the same rs date. The public Rolling of November, 2018. The public Rolling of Rolling

STATE OF	Vernoit	_)
COUNTY OF	Windsor)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gesine Bullock Prado, as Personal Representative of the Estate of John Wilson Bullock, deceased, Shelby County, AL Case No. PR-2018-00707, whose name 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, she, in her capacity as Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official scal this 215 day of November, 2018.

Notary Public

My commission expires: 2-10-19

Real Estate Sales Validation Form

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

Grantor's Name	Estate of John Wilson Bullock, deceased, Shelby County, AL. Case No. PR-2018-000707	Grantee's Name	Thomas Russell Cowen
Mailing Address		Mailing Address	3701 Cumberland Trace
	, At.		Birmingham, AL 35242
Property Address	3701 Cumberland Trace	Date of Sale	November 구역 , 2018
	Birmingham, AL 35242	Total Purchase Price	\$340,000.00
		or Actual Value	
		or	
		Assessor's Market Value	· · · · · · · · · · · · · · · · · · ·
One) (Recordation Bill of Sale Sales Con Closing St If the conveyance of	tract atement locument presented for recordation con	ed) Appraisal Other	
of this form is not re	equired.		
	Inst	ructions	
Grantor's name and current mailing add	t mailing address - provide the name of ress.	the person or persons co	nveying interest to property and their
Grantee's name and conveyed.	d mailing address - provide the name o	f the person or persons to	whom interest to property is being
Property address -	the physical address of the property be	ing conveyed, if available.	
Date of Sale - the d	ate on which interest to the property wa	as conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the purchased for record.	se of the property, both rea	al and personal, being conveyed by
Actual value - if the the instrument offer assessor's current of the content of t	property is not being sold, the true valued for record. This may be evidenced thanket value.	ie of the property, both rea by an appraisal conducted	Il and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro	ed and the value must be determined, to perty as determined by the local official used and the taxpayer will be penalized	I charged with the respons	sibility of valuing property for property
i attest, to the best of further understand t <u>Code of Alabama 19</u>	of my knowledge and belief that the information that any false statements claimed on this <u>975</u> § 40-22-1 (h).	rmation contained in this of its form may result in the in	document is true and accurate. I apposition of the penalty indicated in
Date <u>November 3º</u>	<u>, 2018</u>		Wilson Bullock, deceased, Shelby se No. PR-2018-000707
Unattested		Sian	ر به منظم به منظم المنظم ا المنظم المنظم
	(verified by)	(Grantor/C	<u>مراجر المراجرة المر</u> Frantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2018 01:25:28 PM
\$224.00 CHARITY

20181130000419740

