

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 November 29, 2018.

**SUBJECT TO:**


1. 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.

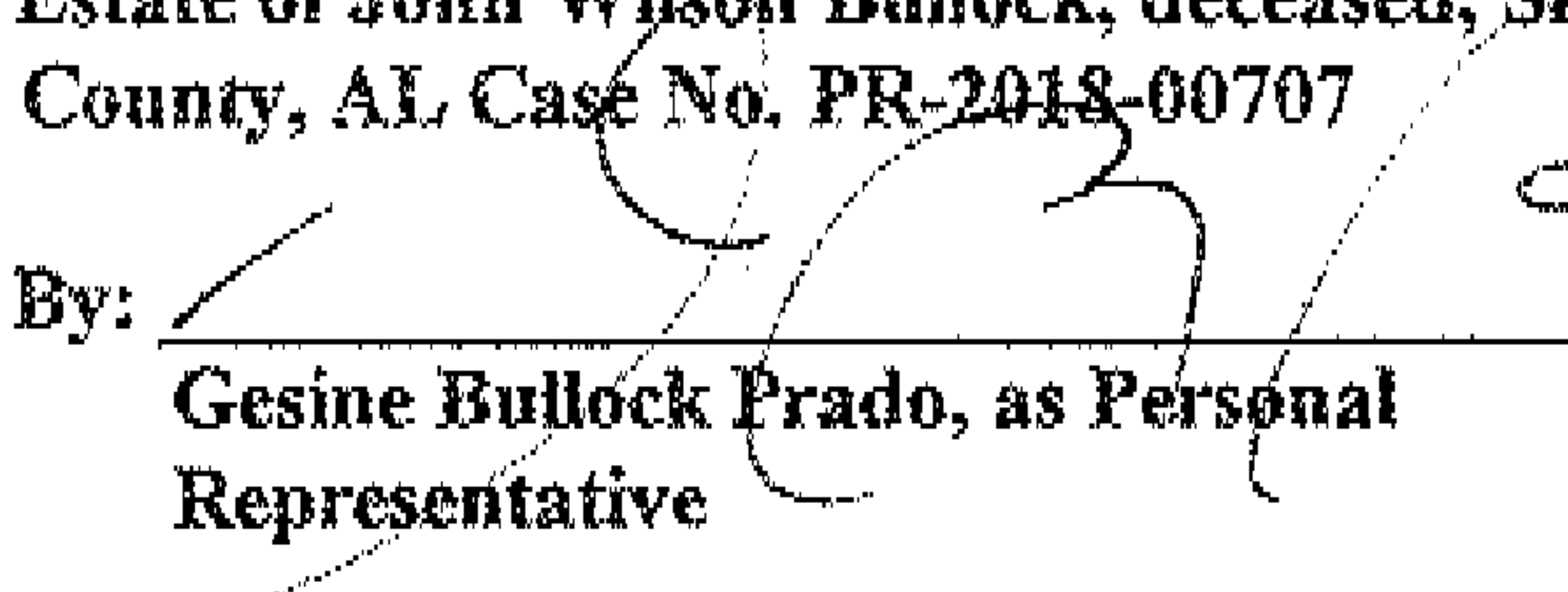
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 29 day of November, 2018.

Estate of John Wilson Bullock, deceased, Shelby  
County, AL Case No. PR-2018-000707

By:   
Katherine Louise Anderson, as  
Personal Representative

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 2 day of November, 2018.

Estate of John Wilson Bullock, deceased, Shelby  
County, AL Case No. PR-2018-00707

By:   
Gesine Bullock Prado, as Personal  
Representative

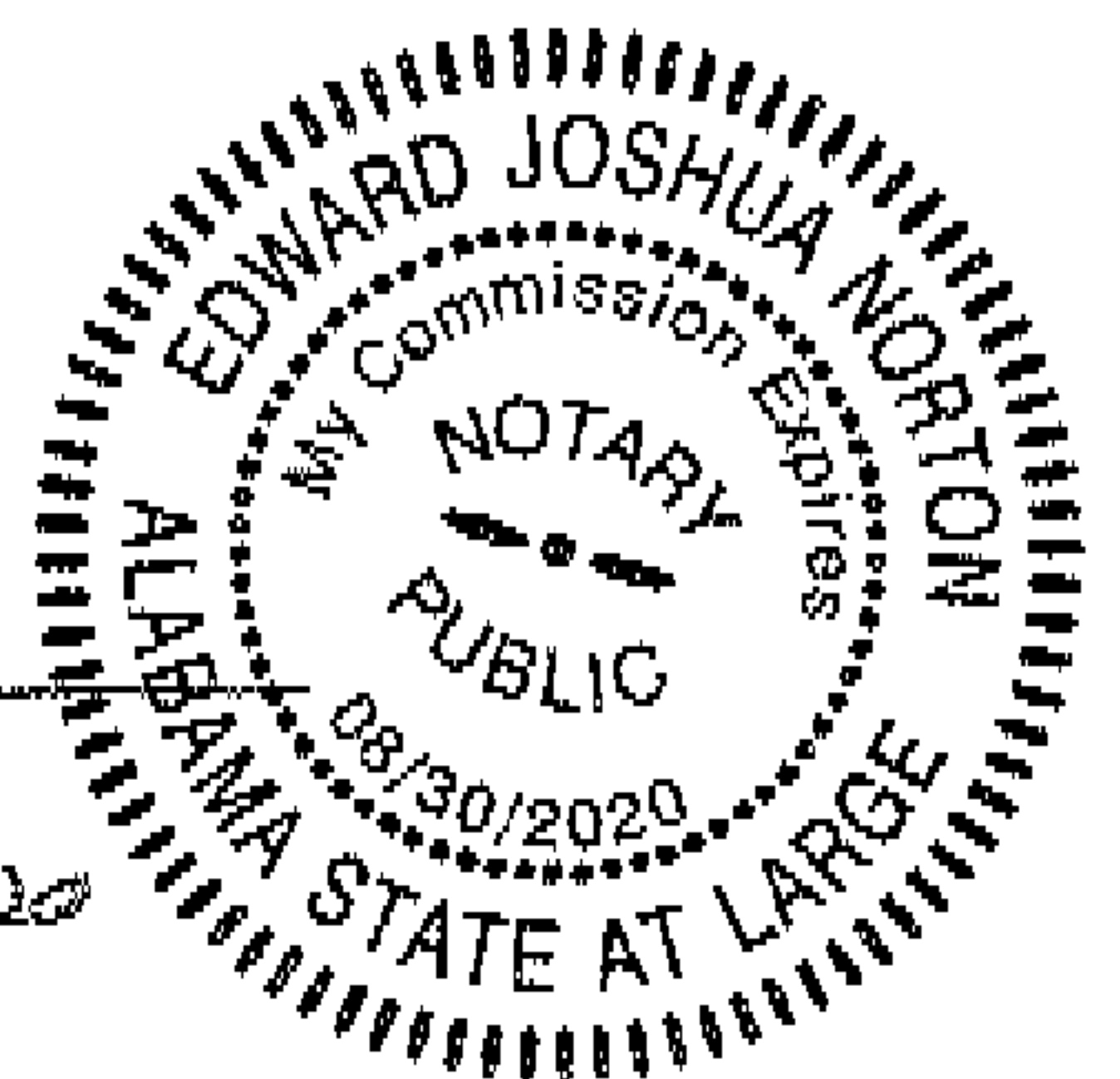
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Louise Anderson 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 seal this 29 day of November, 2018.

  
Notary Public  
My commission expires: 8-30-2020



STATE OF Vermont )

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 seal this 21<sup>st</sup> day of November, 2018.

Lisa M. O'Neil  
Notary Public  
My commission expires: 2-10-19

Alli S. Bayal