

20190501000145570
05/01/2019 03:35:13 PM
DEEDS 1/2

Send tax notice to:
Stephani McDowell
519 Bent Creek Trace
Chelsea, AL 35043

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00) in hand paid to the undersigned, **Kurt D. Bowman and Christine Bowman**, a married couple, whose address is 214 Meadow Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantor", whether one or more), by **Stephani McDowell**, whose address is 516 Bent Creek Trace, Chelsea, AL 35043, (hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, 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, 2019 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION.

\$337,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, and grantee's heirs, executors, administrators and assigns forever. The Grantor does for the grantor and for the grantor's heirs and assigns, covenant with Grantee, and grantee's heirs, executors, administrators and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will, and grantor's heirs, executors, administrators shall warrant and defend the same to the said Grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this 29th day of April, 2019.

Kurt D. Bowman

Christine Bowman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kurt D. Bowman and Christine Bowman, a married couple, whose name is 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.

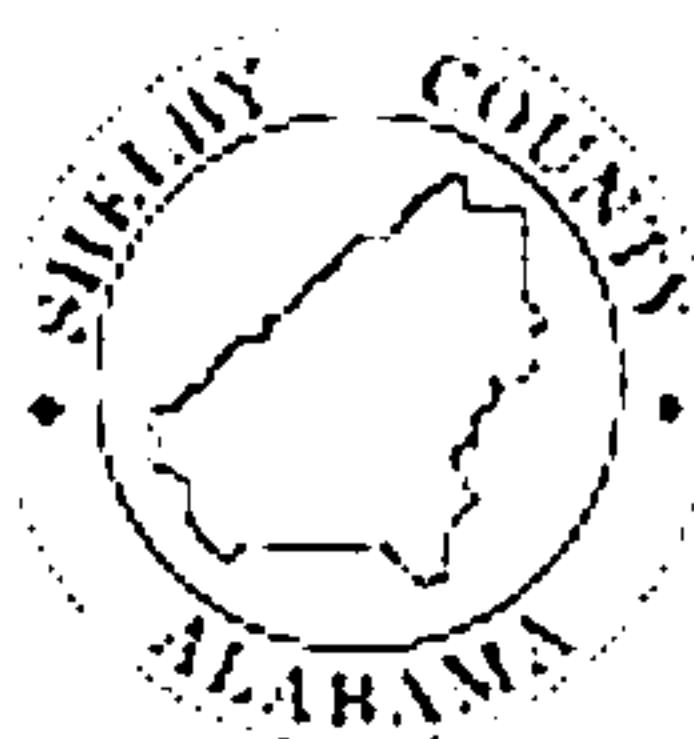
Given under my hand and official seal this 29th day of April, 2019.

Notary Public

Print Name: Kellie Dyer

Commission Expires: 06/14/2022

KELLIE DYAR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2019 03:35:13 PM
\$63.00 CHARITY
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Allie S. Boyd