

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN  
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043  
The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEES' ADDRESS:  
Jennifer Sova Yawn  
38227 Alabama Highway 69  
Moundville, Alabama 35474

WARRANTY DEED  
(Joint Tenancy with Right of Survivorship)



20190522000175140 1/1 \$25.00  
Shelby Cnty Judge of Probate, AL  
05/22/2019 10:11:30 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Thousand and 00/100 (\$10,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jennifer Sova Yawn, as Personal Representative of the Estate of Ginger Headley Sova, Case PR-2013-000630 in the Probate Court of Shelby County, Alabama**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jennifer Sova Yawn, Cassidy Sova and Jerry L. Bowen**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the survey of Bova Acres, a Residential Subdivision, as recorded in Map Book 27 page 105 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.  
Subject to any accrued taxes or assessments not yet due and payable.

Ginger Headley Sova is one and the same person as Ginger H. Sova, Grantee of that certain deed recorded in Instrument 2000-17903 in the Probate Office of Shelby County, Alabama.

**Note: The preparer of this deed has not researched the title to this real property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal this the 16<sup>th</sup> day of May, 2019.

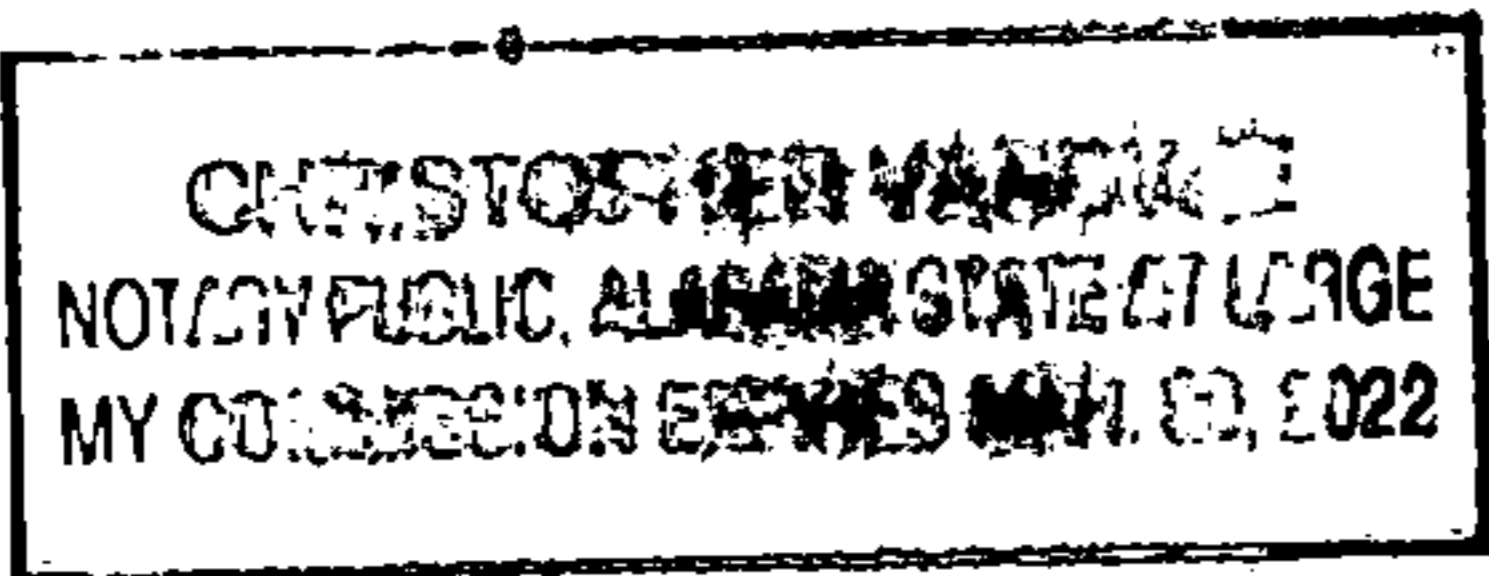
Shelby County, AL 05/22/2019  
State of Alabama  
Deed Tax: \$10.00

Jennifer Sova Yawn  
Jennifer Sova Yawn, as Personal Representative of  
the Estate of Ginger Headley Sova, Decease,  
Shelby County Probate Case PR-2013-000630

STATE OF ALABAMA )  
COUNTY OF Tuscaloosa )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jennifer Sova Yawn, whose name as Personal Representative of the Estate of Ginger Headley Sova, 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 Instrument she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of May, 2019.



Christopher VanDine  
NOTARY PUBLIC  
My Commission Expires: 03/30/2022