

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

20190612000205520
06/12/2019 08:22:32 AM
Send Tax Notice To: DEEDS 1/1
Kerry W. Bowers
1270 Legacy Drive
Birmingham, AL 35242
Property Address: 1120 Berwick Road
Birmingham, AL 35242

WARRANTY DEED
TITLE NOT EXAMINED
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of One Hundred Thirty Thousand Five Hundred and No/100 -----
----- (\$130,500.00) Dollars
(as evidence by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Clarence Alfred Bowers, an unmarried man
(whose address is the property address)

(hereinafter referred to as grantor) do grant, bargain, sell and convey unto
Kerry W. Bowers
(whose address is: 1270 Legacy Drive, Birmingham, AL 35242)

hereinafter referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

An undivided 58% interest in and to:
Lot 11, according to the Survey of Greystone Ridge Garden Homes, as recorded in
Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, rights of way and liens of record.

Clarence Alfred Bowers is the surviving grantee in that certain deed recorded in
Instrument No. 20160805000278280. The other grantee, Sue Bowers, having died on or
about March 5, 2019.
Note: Sue Bowers and Annie Sue Bowers is one and the same person.

Note: A 42% interest was previously conveyed to grantee herein.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their 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
noted 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
GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this
11th day of June, 2019.

Clarence Alfred Bowers (Seal) _____ (Seal)
Clarence Alfred Bowers

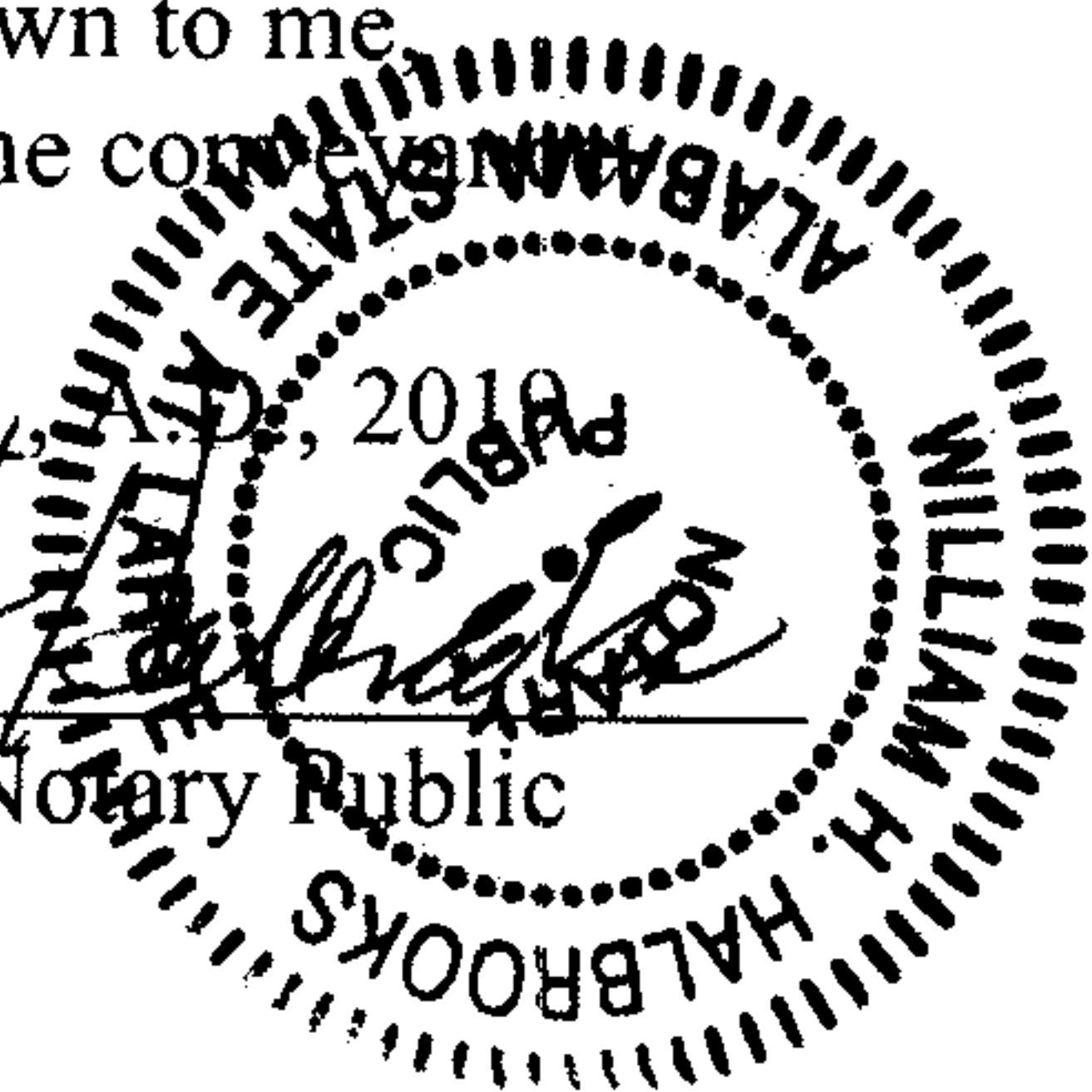
STATE OF ALABAMA)
General Acknowledgment
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Clarence Alfred Bowers
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June, 2019.
My Commission Expires: 4/21/20
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2019 08:22:32 AM
\$145.50 CHARITY
20190612000205520



Alvin S. Bayl