

Send tax notice to:
DANNY BOWERS
3308 BIRDSONG WAY
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019400T

SHELBY COUNTY

20190619000217940
06/19/2019 01:51:50 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TROY HOWARD and JILL F HOWARD, husband and wife**, whose mailing address is: 5554 Double Oak Lane B'ham, AL 35242 (hereinafter referred to as "Grantors") by **DANNY BOWERS** whose property address is: **3308 BIRDSONG WAY, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), 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 58, according to the Survey of Sunny Meadows 2nd Sector, as recorded in Map Book 9, Page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Sunny Meadows 2nd Sector, as recorded in Map Book 9, Page 1, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of the Sunny Meadows Homeowners' Association, Inc. recorded in Instrument #20131205000471930.
5. Covenants, conditions and restrictions recorded in Book 36, Page 881, Book 37, Page 21, Book 57, Page 608, Book 57, Page 704.
6. Right of way granted to Alabama Power Company recorded in Book 1, page 366.
7. Agreement granted to Alabama Power Company recorded in Book 57, page 705.

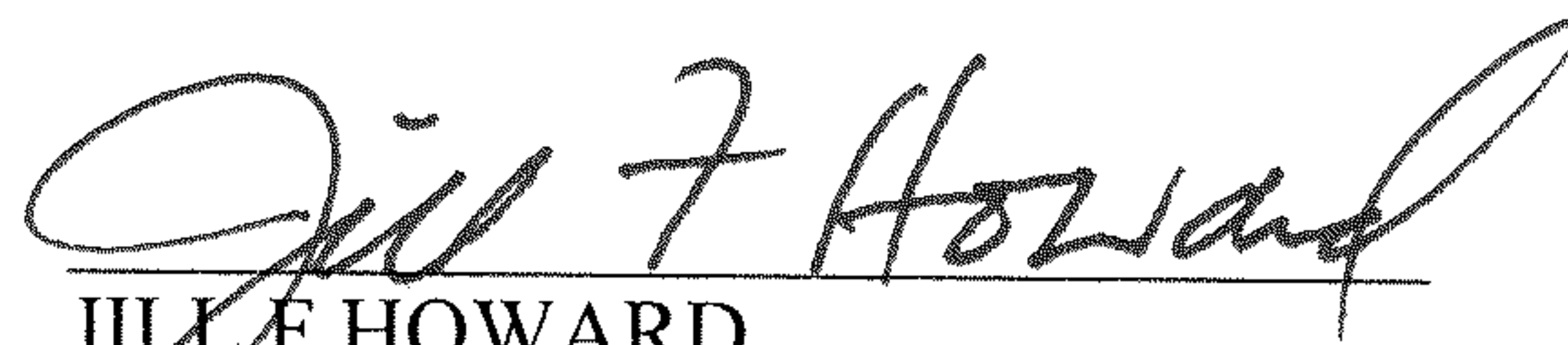
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant

and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set his/her hand and seal this the 14th day of June, 2019.

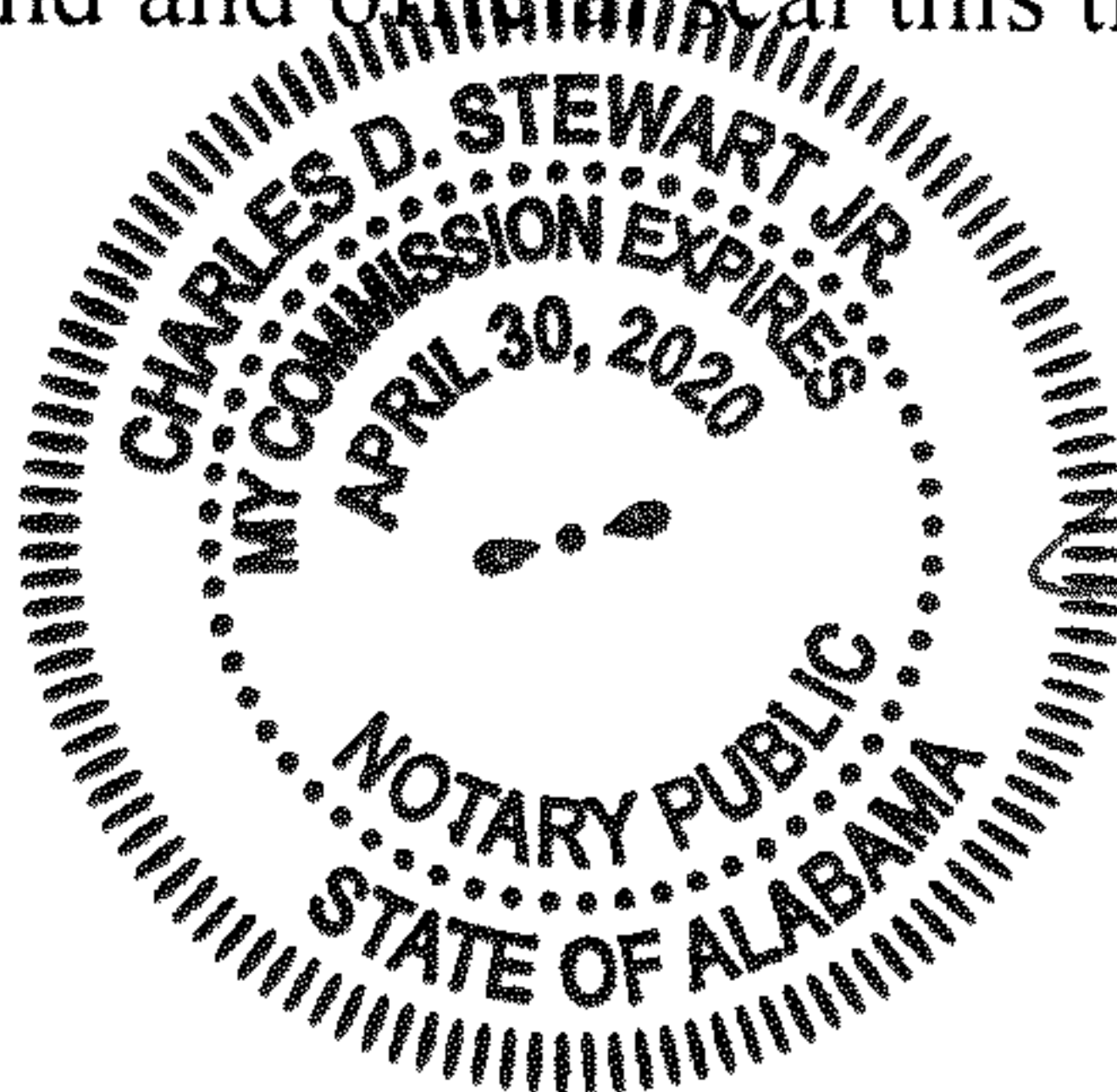

TROY HOWARD

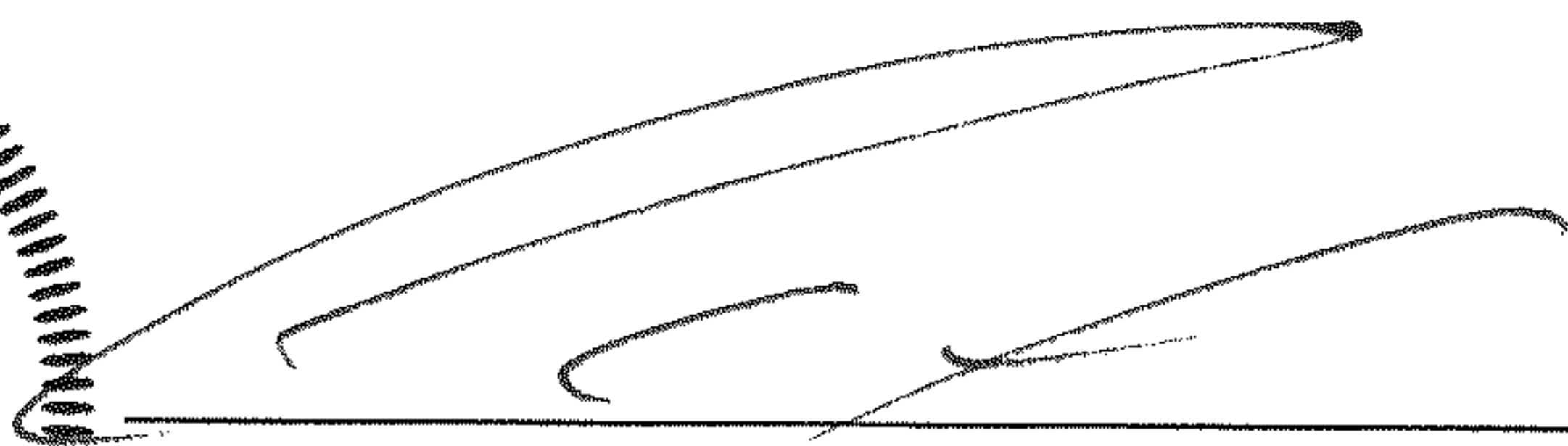

JILL F HOWARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TROY HOWARD and JILL F HOWARD whose name(s) is/are 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 the 14th day of June, 2019.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2019 01:51:50 PM
\$308.00 CHERRY
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