

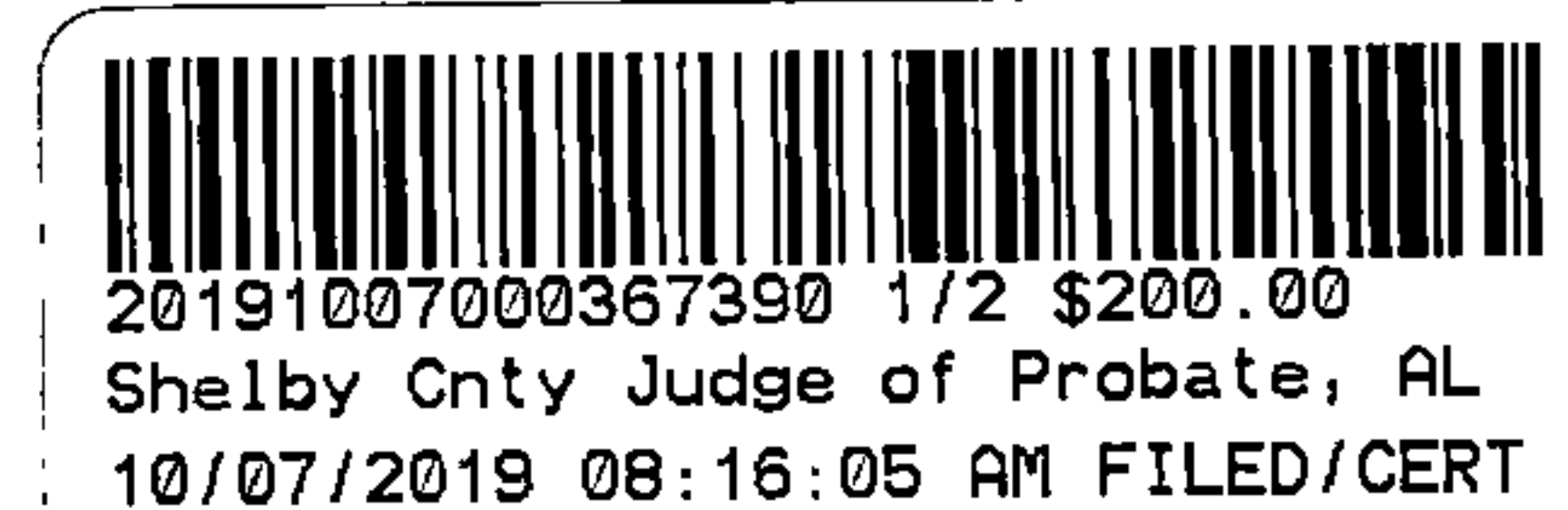
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
ROBERT E. ROWELL
221 ROWNTREE PATH
HELENA, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, ROBERT E. ROWELL, a widower, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto ROBERT STEVEN ROWELL and JAMES LOWERY ROWELL, (herein referred to as GRANTEES), reserving unto the grantor, ROBERT E. ROWELL, a life estate in the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 90, according to the Survey of Hillsboro Subdivision Phase III, as recorded in Map Book 39, Pages 123 A, B, and C, in the Probate of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions, mineral and mining rights.

Robert E. Rowell is the surviving grantee in that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, Instrument No.: 20150323000088650; the other grantee, Doris L. Rowell, having died on or about September 16, 2017.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever, subject to the reservation of the life estate of ROBERT E. ROWELL, grantor.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

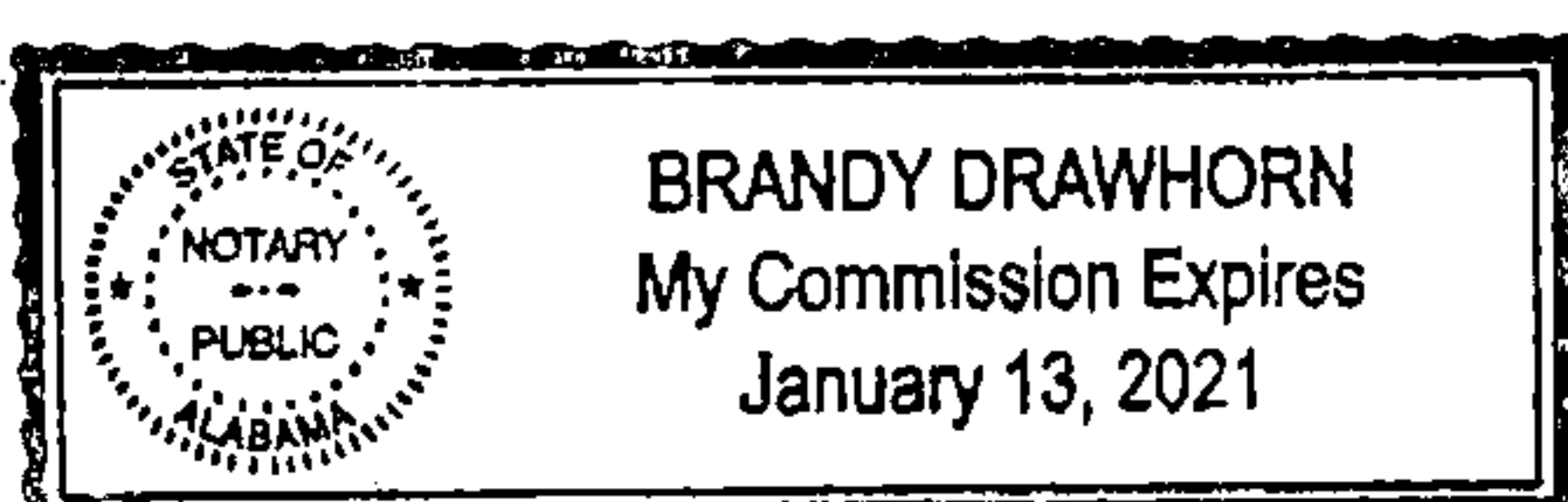
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of September, 2019.

Robert E. Rowell (L.S.)
ROBERT E. ROWELL

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT E. ROWELL, a widower, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2019.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/13/2021

Grantor's Name:
ROBERT E. ROWELL

Mailing Address:
221 ROWNTREE PATH
HELENA, AL 35080

Property Address:
221 ROWNTREE PATH
HELENA, AL 35080

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements


Grantee's name:
ROBERT STEVEN ROWELL
JAMES LOWERY ROWELL

Mailing Address:
221 ROWNTREE PATH
HELENA, AL 35080

Date of Sale:
Total Purchase Price: \$
or
Actual Value

or
Assessor's Market Value: \$261,800
2/3 value of \$174,533

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other: Tax Assessor


20191007000367390 2/2 \$200.00
Shelby Cnty Judge of Probate, AL
10/07/2019 08:16:05 AM FILED/CERT

Shelby County, AL 10/07/2019
State of Alabama
Deed Tax:\$175.00