

20200106000008000
01/06/2020 03:19:20 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Timothy Bowden and Madison Bowden
2061 Forest Lakes Ln.
Sterrett, AL 35147

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Ninety-Nine Thousand Nine Hundred Dollars and No Cents (\$199,900.00) in hand paid to the undersigned, **Ryan N. Pindroh and Andrea K. Pindroh**, a married couple, whose address is 832 Huntington Trace, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Timothy Bowden and Madison Bowden**, whose address is 2301 Inverness Cliff Dr. Apt 2301, Birmingham, AL 35242, (hereinafter "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, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 485, according to the Final Plat of Forest Lakes Sector 5, as recorded in Map Book 34, page 122 A, B and C, in the Probate Office of Shelby County, Alabama..

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

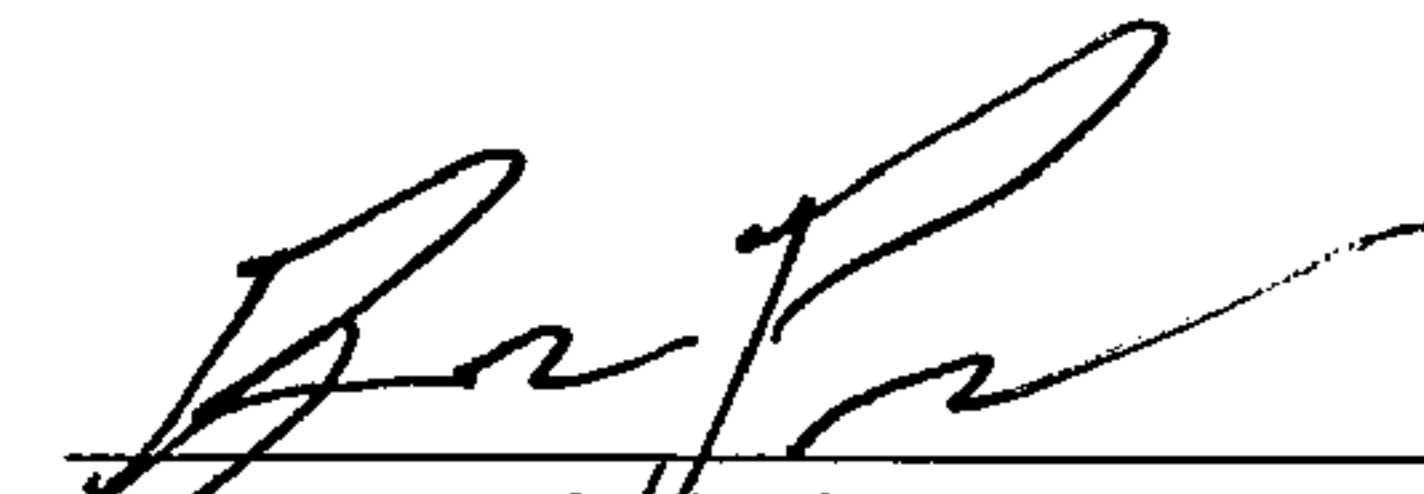
Subject to a third-party mortgage in the amount of \$193,903.00 executed and recorded simultaneously herewith.

Andrea K. Pindroh is one and the same as Andrea K. Gallonio, who acquired title under instrument number 20130506000187130, recorded 05/06/2013, in the Office of the Judge of Probate of Shelby County, Alabama.


TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and 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.

BHM1901555

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of December, 2019.



Ryan N. Pindroh

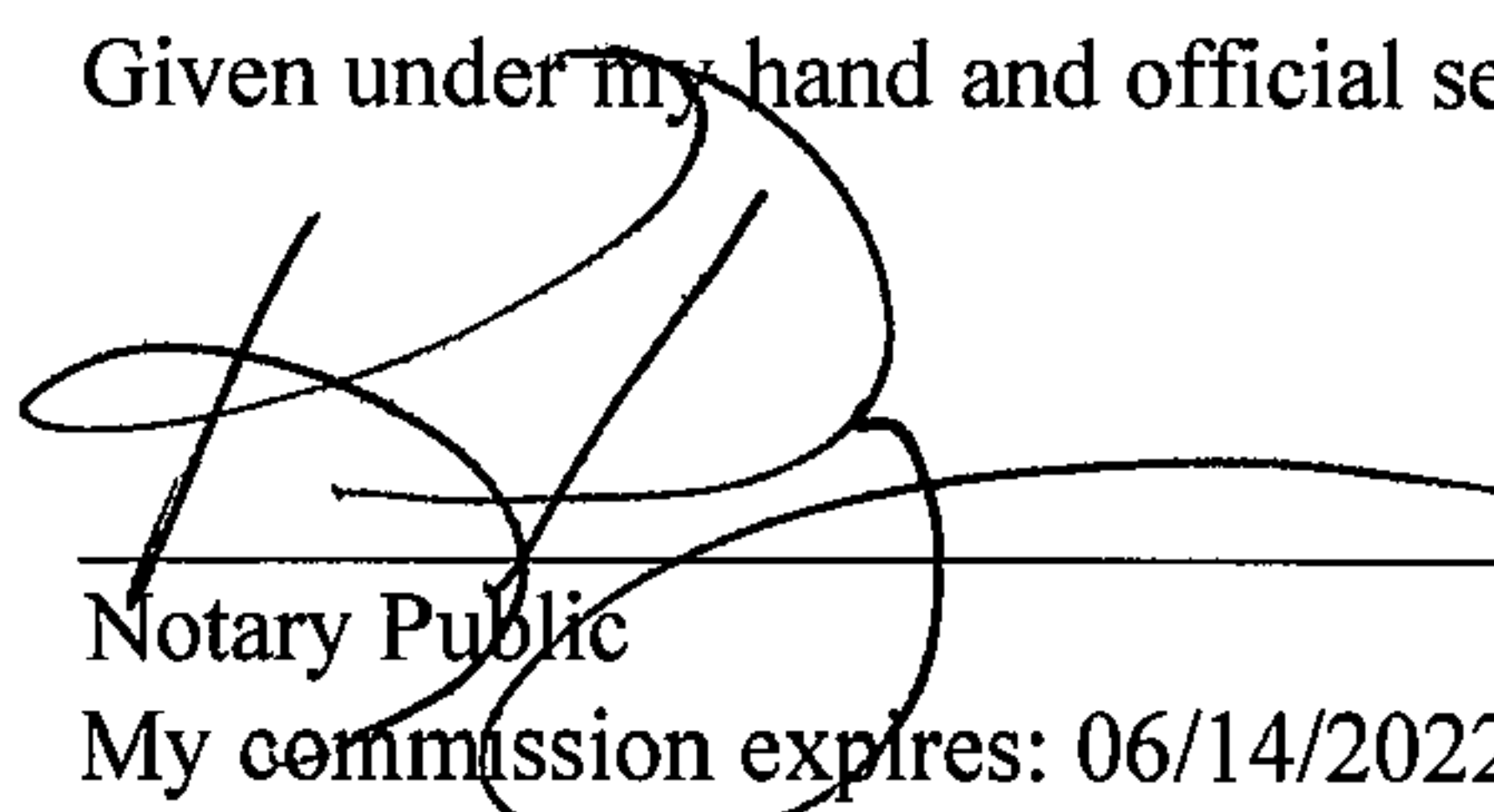


Andrea K. Pindroh

STATE OF ALABAMA
COUNTY OF SHELBY

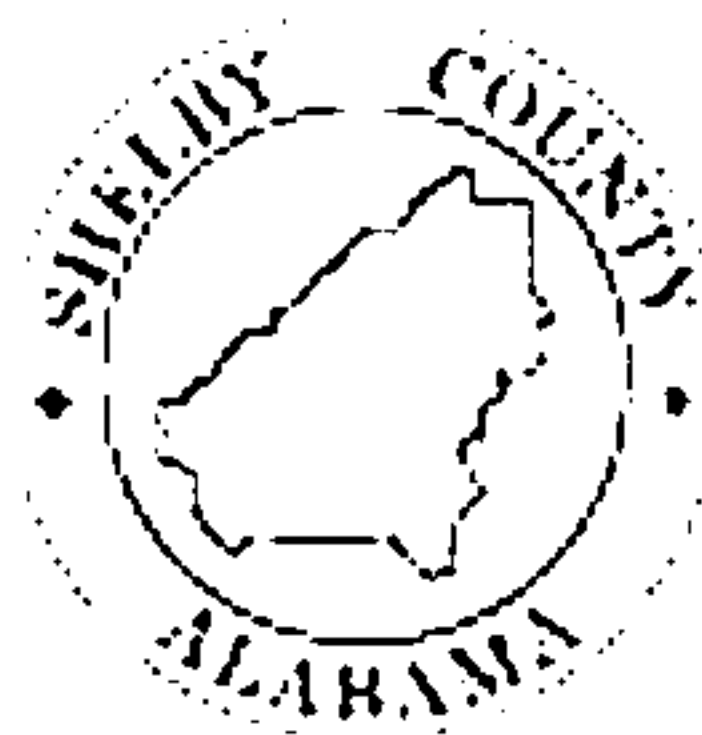
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ryan N. Pindroh and Andrea K. Pindroh, a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the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

Given under my hand and official seal on this 30th day of December, 2019.



Notary Public
My 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
01/06/2020 03:19:20 PM
\$31.00 CHARITY
20200106000008000

