

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
James Plant and
April Venable Plant
336 Willow Leaf Circle
Wilsonville, AL 35186

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JEREMY BOWLIN, an unmarried man and ELIZABETH KELLY BOWLIN, an unmarried woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **JAMES PLANT and APRIL VENABLE PLANT** (herein referred to as Grantees), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 311, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

ELIZABETH KELLY BOWLIN is one and the same person as KELLY BOWLIN

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$267,750.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, JEREMY BOWLIN, have hereunto set my hand and seal this 22 day of May, 2020.

STATE OF

Missouri

COUNTY OF

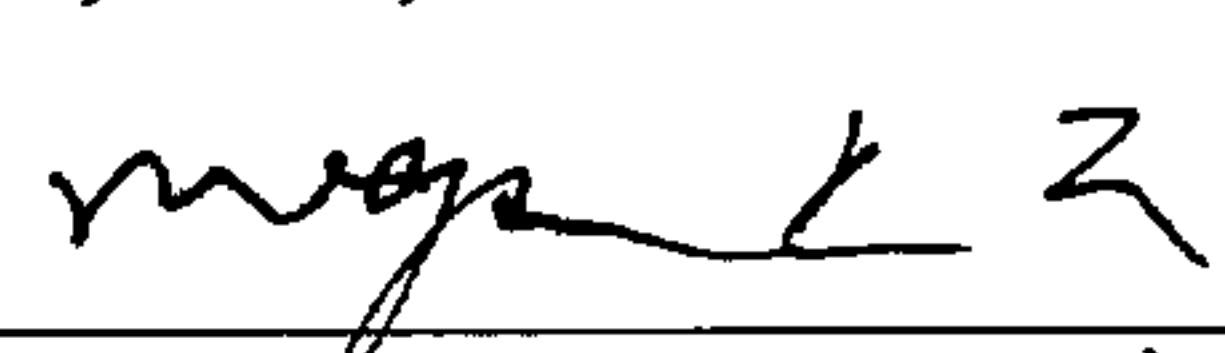
Jackson


JEREMY BOWLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JEREMY BOWLIN**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

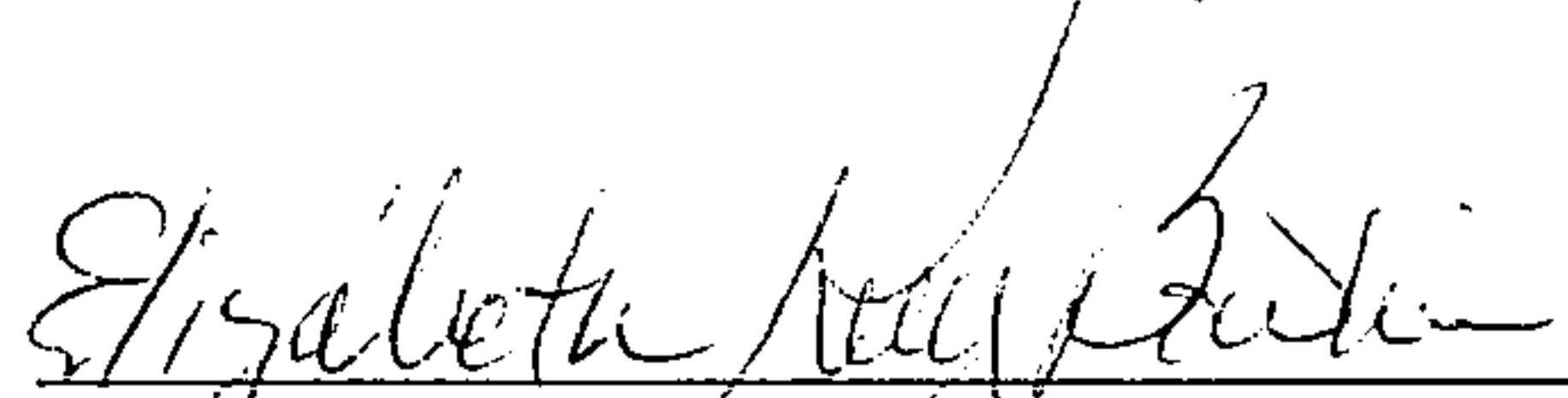
Given under my hand and official seal this 22 day of May, 2020.

MEGAN K. TORRES
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 4/17/2022
COMMISSION #18223566


Notary Public

My Commission Expires: 04/17/2022

In Witness Whereof, I, ELIZABETH KELLY BOWLIN, have hereunto set my hand and seal this 26 day of May, 2020.


ELIZABETH KELLY BOWLIN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH KELLY BOWLIN**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of May, 2020.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020


Notary Public
My Commission Expires: 10-19-2020

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>JEREMY BOWLIN</u>	Grantee's Name	<u>JAMES PLANT</u>
Mailing Address	<u>ELIZABETH KELLY BOWLIN</u> <u>916 Northeast 3rd St</u> <u>Blue Spring, MO 64014</u>	Mailing Address	<u>APRIL VENABLE PLANT</u> <u>336 Willow Leaf Circle</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>336 Willow Leaf Circle</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>May 20, 2020</u>
		Total Purchase Price \$	<u>315,000.00</u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u> </u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> x </u> Sales Contract	<u> </u> Other <u> </u>
<u> x </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print B. CHRISTOPHER BATTLES

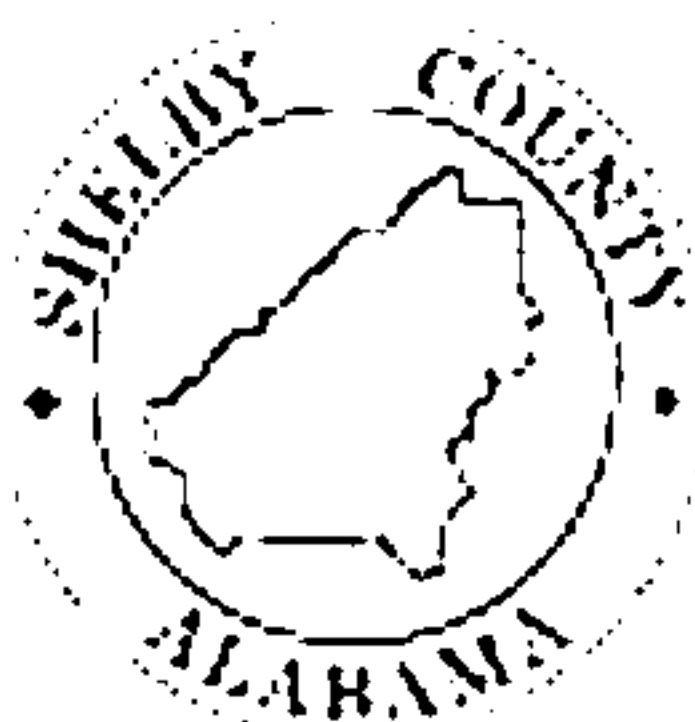
 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2020 03:40:27 PM
\$75.50 JESSICA
20200603000224330

Allen S. Bayl