

20200622000254370
06/22/2020 02:40:19 PM
CORDEED 1/2

Send tax notice to:
401 Conroy Circle
Sterrett, Alabama 35147

CHL2000039

State of Alabama
County of Shelby

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty Seven Thousand and 00/100 Dollars (\$367,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Michael C. Bowles and Donna J. Bowles, Husband and Wife**, whose mailing address is: 401 Conroy Circle, Sterrett, AL 35147 (hereinafter referred to as "Grantors"), by **Anthony Dale Quinn and Stephanie Quinn** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 717, according to the Survey of Forest Parks, 7th Sector, as recorded in Map Book 22, Page 150, in the probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Less and except the following: A portion of Lot 717, according to the Survey of Forest Parks, 7th Sector, as recorded in Map Book 22, Page 150, in the probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Lot 717 of Forest Parks, 7th Sector, as recorded in Map Book 22, page 15, in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning; thence proceed in a Southeasterly direction along th North line of said Lot 717 for 123.30 feet, more or less, to a set Weygand #4 rebar; thence turn right and run in a Southwesterly direction for 289.70 feet, more or less, to the Southernmost point on the Western border of said Lot 717, lying on the right of way of Conroy Cirle; thence turn right and run Northeasterly along the Western border of said Lot 717 for 250.01 feet, more or less, to the Point of Beginning.

*This Deed is being re-recorded to correct the legal description of the original deed, recorded at Instrument Number 20200408000138450 on 4/08/2020. Full deed tax was paid at the original time of recording.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$293,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2020 02:40:19 PM
\$26.00 JESSICA
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Allie S. Bayl

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Michael C. Bowles and Donna J. Bowles have hereunto set their signature(s) and seal(s) on ~~April 8~~, 2020.

May 21st

Michael Bowles
Michael C. Bowles

Donna J. Bowles
Donna J. Bowles

STATE OF ALABAMA
COUNTY OF *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael C. Bowles and Donna J. Bowles, 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 *21st* day of *May*, *2020*.

C. Blake Dobbins

Notary Public
Print Name: *C. Blake Dobbins*
Commission Expires:

(NOTARIAL SEAL)

