

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB1723

SEND TAX NOTICE TO:

1383 Highland St.  
Montevallo, AL 35115

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty-five Thousand 00/100 Dollars (\$185,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Wanda H. Moore n.k.a Wanda Moore Bowden and James W. Bowden, II, a married couple** whose mailing address is: 640 Holly Springs Estates Rd. Franklin, NC 28734; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Meredith Tetloff**, whose mailing address 1383 Highland St. Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **1383 Highland Street, Montevallo, AL 35115** to wit:

A parcel of land situated in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 21, Township 22 South, Range 3 West in the City of Montevallo, Alabama described as follows:

Commence at the intersection of the Northwestern line of Highland Street and the Northeasterly line of Moody Street as shown on the Plat of Lyman's Addition to Montevallo as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama and run Northeasterly along the Northwestern line of said Highland Street for a distance of 425.00 feet to point of beginning; thence continue along last described course for a distance of 114.50 feet to a point on the Westerly line of Highway No. 119; thence left 53 degrees 15 minutes 25 seconds and run Northerly along the Westerly line of said Highway for a distance of 187.8 feet; thence left 126 degrees 51 minutes 58 seconds and run Southwesterly for 226.86 feet; thence left 89 degrees 52 minutes 37 seconds and run Southeasterly for a distance of 150.00 feet to a point of beginning; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$148,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (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 person

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of August, 2020.

Wanda Moore Bowden  
Wanda Moore Bowden

James W. Bowden, II  
James W. Bowden, II

STATE OF ALABAMA

Shelby County ss:

I, JACK R. THOMPSON, JR., a Notary Public in and for said county in said state, hereby certify that **Wanda Moore Bowden and James W. Bowden, II** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

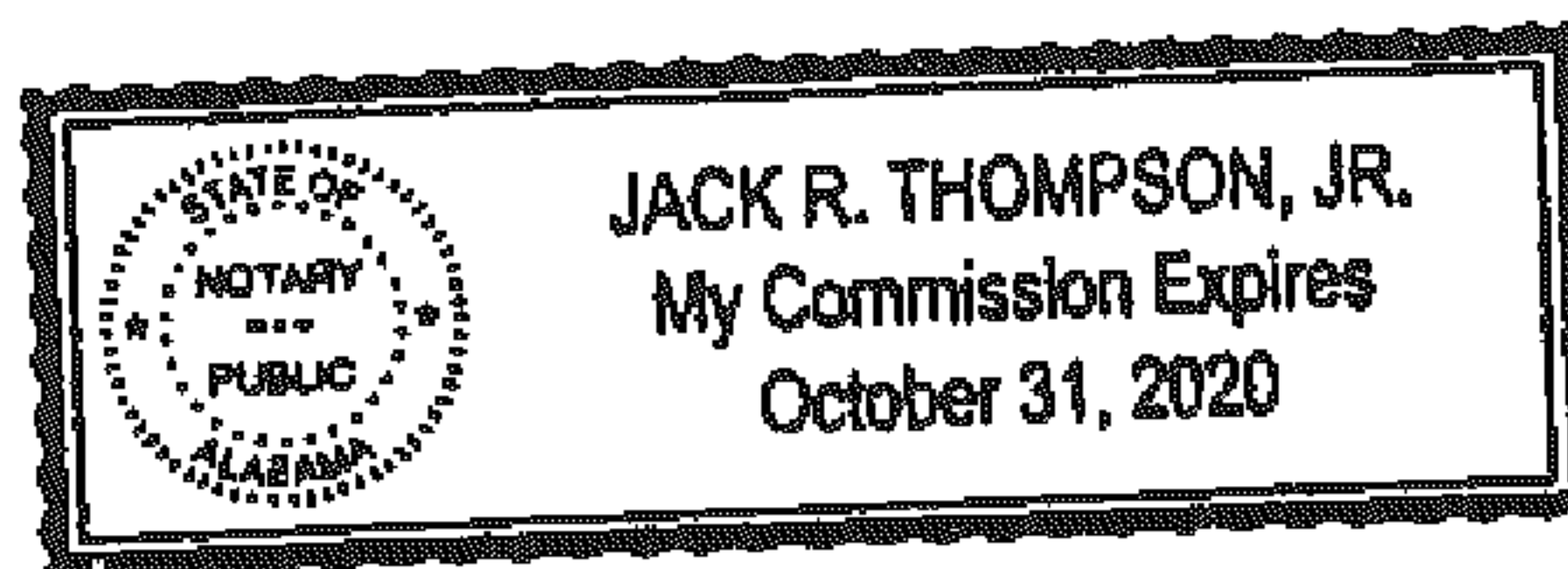
WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of August, 2020

My Commission Expires:

10/31/2020

[Signature]  
Notary Public

(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/13/2020 11:02:17 AM  
\$63.00 JESSICA  
20200813000347470

Allen S. Bayl