

Send tax notice to:
MARK ALFRED CHAPMAN
728 HEATHERWOOD DRIVE
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020787

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CORA S COWEN, A SINGLE INDIVIDUAL** whose mailing address is: **348 Turnberry Road, Birmingham, AL 35244** (hereinafter referred to as "Grantors") by **MARK ALFRED CHAPMAN and PAULA HORTON CHAPMAN** whose property address is: **728 HEATHERWOOD DRIVE, BIRMINGHAM, AL, 35244** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 13, according to the Survey of Heatherwood, 1st Section, as recorded in Map Book 8, Page 27 A & B, in the Probate Office of Shelby County of Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Such state of facts as shown on plat of Heatherwood, 1st Sector, as recorded in Map Book 8, Page 27, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company as recorded in Book 318, Page 16 and Book 337, Page 267, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company as recorded in Misc. Book 39, Page 980, in the Probate Office of Shelby County, Alabama.
5. Restrictions with Alabama Power Company as recorded in Misc. Book 39, Page 981, in the Probate Office of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 37, Page 537, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

\$408,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Cora S Cowen is the surviving grantee of that deed recorded in Instrument No. 1993-24295, in the Probate Office of Shelby County, Alabama: the other grantee Jefferson D Cowen having died on or about the 18th day of March, 2019.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of September, 2020.

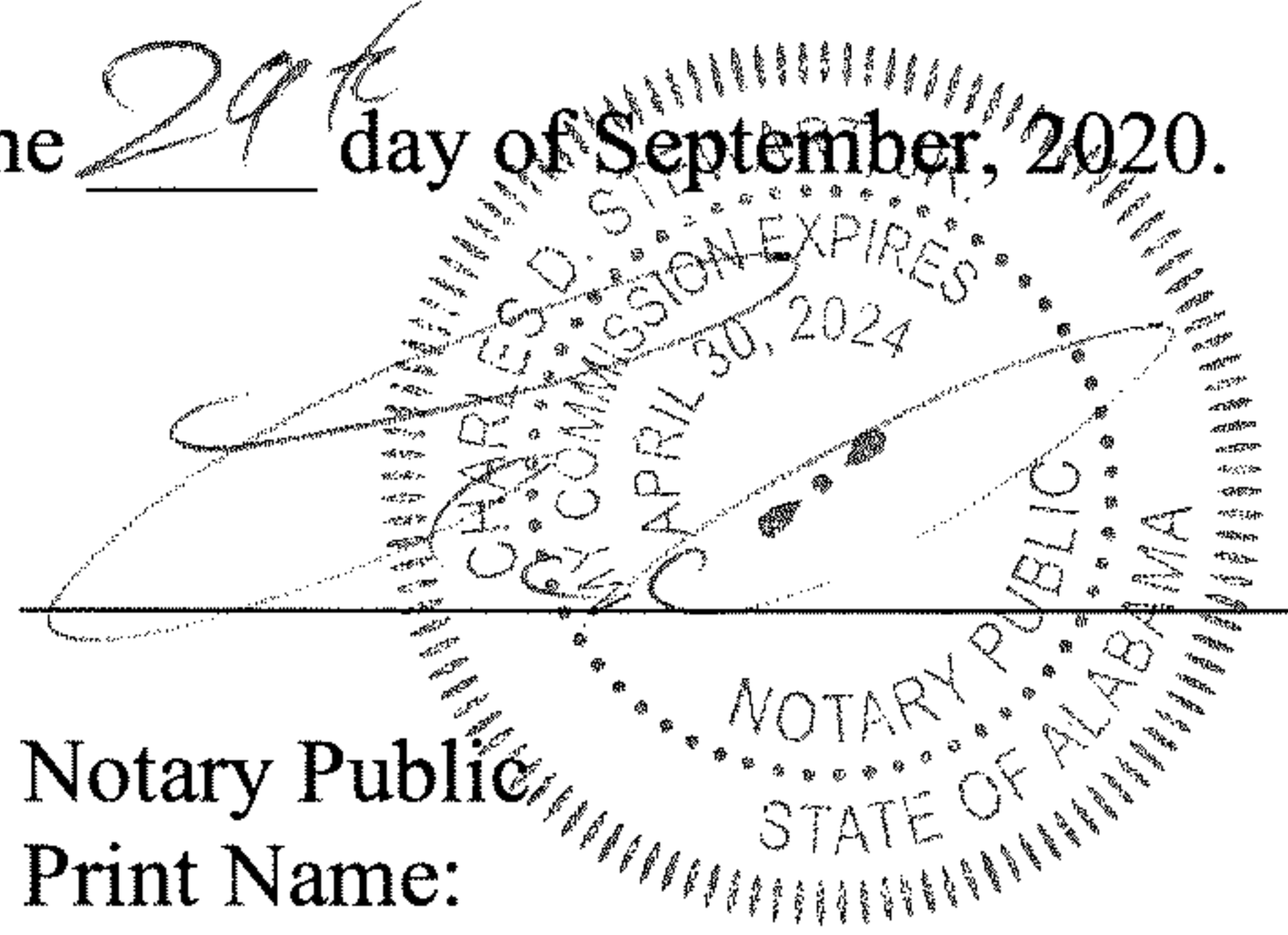
*Cora S. Cowen
By and through Jeffrey A. Cowen
Her attorney in fact.*

CORA S COWEN
By and through Jeffrey A Cowen
Her attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey A Cowen, whose name as Attorney in fact for Cora S Cowen is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily in his/her capacity as Attorney in fact for Cora S Cowen on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2020.



[NOTARIAL SEAL]

Notary Public
Print Name:
Commission Expires:

4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2020 08:14:02 AM
\$46.50 CHERRY
20201009000458490

Alli S. Bevil