

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 12th day of October, 2021, by **Randi Bowman Hartley, Personal Representative of the Estate of Bobbie Jean Bowman as filed in the Probate Court of Etowah County, Alabama Case number: S-11023 and Randi Bowman Hartley, Individual, married woman.,** (hereinafter referred to as the "Grantor"), to **4eMAP, LLC.** (hereinafter referred to as the "Grantee").

NOW, THEREFORE, in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 185, according to the map or survey of Phase Two-Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

Taxes for the year beginning Oct 1, 2022 and thereafter

Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This is not the primary residence of the Grantor nor his spouse.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

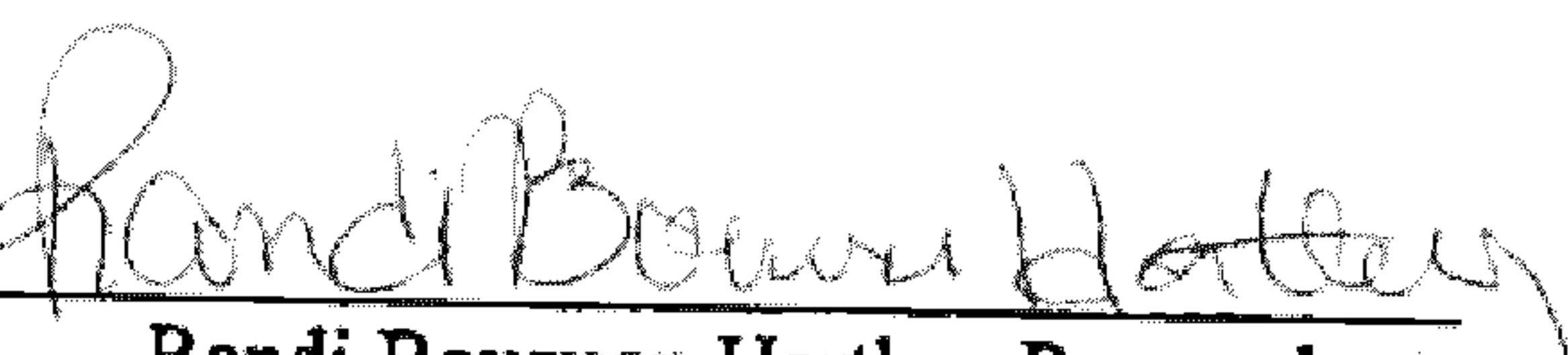
TO HAVE AND TO HOLD to the said Grantee, their heirs, executors and assigns forever.

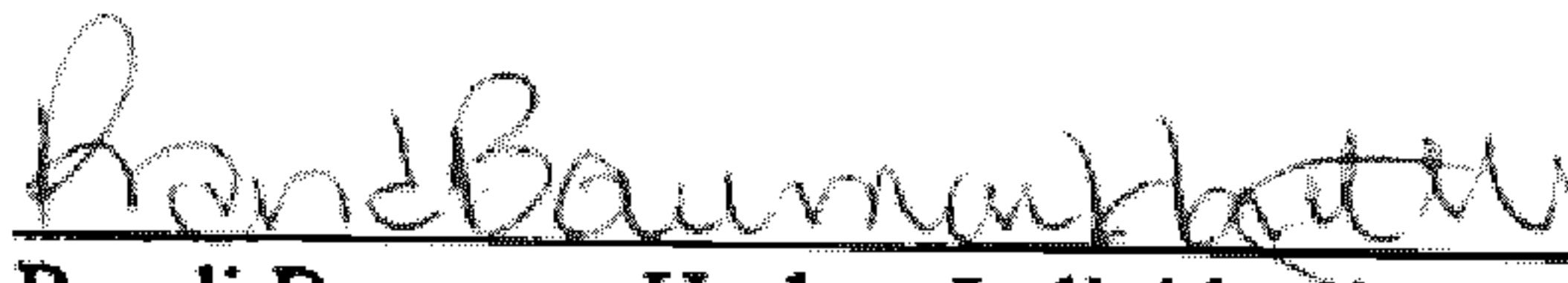
And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **4eMAP, LLC.**

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.

Estate of Bobbie Jean Bowman filed in
Etowah County, Alabama case number: S-
11023

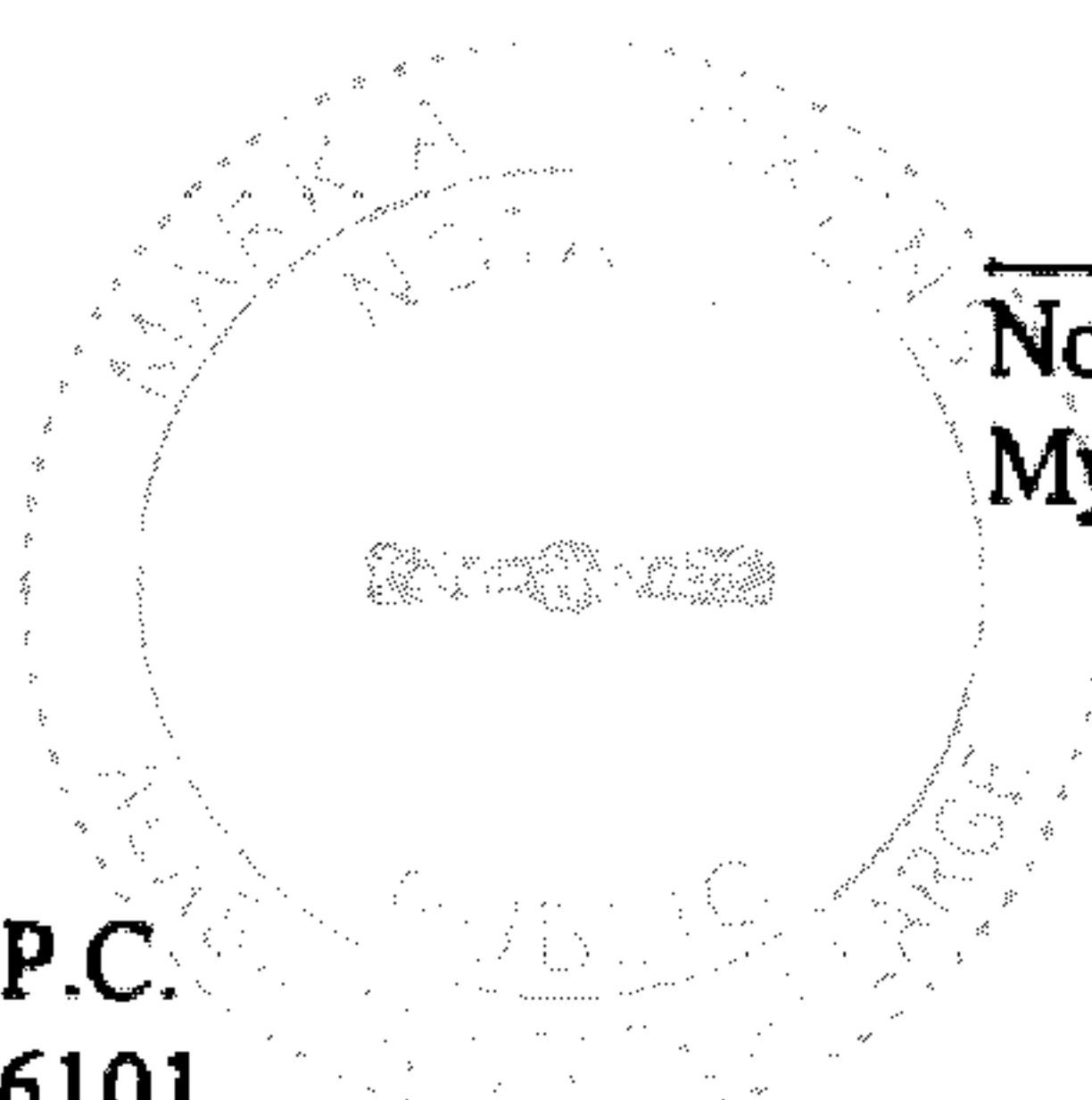
By: 
Randi Bowman Hartley, Personal
Representative


Randi Bowman Harley, Individually

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randi Bowman Hartley, Personal Representative of the Estate of Bobbie Jean Bowman filed in Etowah County, Alabama case number S-11023 and Randi Bowman Harley, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of October, 2021.




Notary Public
My Commission Expires: 3-10-2025

Prepared By:
Mark A. Pickens
Mark A. Pickens, P.C.
Post Office Box 26101
Birmingham, AL 35259
MAP# 21-0160

Send Tax Notice and Purchaser address:
4EMAP, LLC
Post Office Box 188, Boaz, AL 35957

Seller's Address: 1780 Sunset Place
Southside, AL 35907

Property Address: 226 Hidden Creek Parkway, Pelham, AL 35124

Purchase Price: \$95,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2021 02:04:34 PM
\$121.00 BRITTANI
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