

20211210000586740
12/10/2021 10:41:06 AM
ESMTAROW 1/2

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jerry Lee Bowen

*Pro. Box 191
Chelsie AL 35643*

WARRANTY DEED – EASEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED AND NO/100 DOLLARS (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jennifer Sova Yawn, a married woman, Cassidy Sova, a single woman, and Jerry L. Bowen, a single man**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto **Jerry Lee Bowen (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An easement over and along the existing driveway as shown on the South side of Lot 4, according to the survey of Bova Acres, as recorded in Map Book 27, Page 105, in the Probate Office of Shelby County, Alabama, said easement shall extend 2 on either side of the existing driveway..

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the grantors, or of their respective spouses.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of December, 2021

Jennifer Sova Yawn
Jennifer Sova Yawn

Jerry L. Bowen
Jerry L. Bowen

By: Barbara B. Wheeler
By: Barbara B. Wheeler, as Attorney in Fact for
Jerry L. Bowen by Power of Attorney
recorded in Instrument #20211013000497620, in
Probate Office of Shelby County, Alabama

STATE OF Alabama
COUNTY OF TUSCALOOSA

As Attorney in fact for
Jerry L. Bowen by Power of
Attorney

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Sova Yawn**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2021.

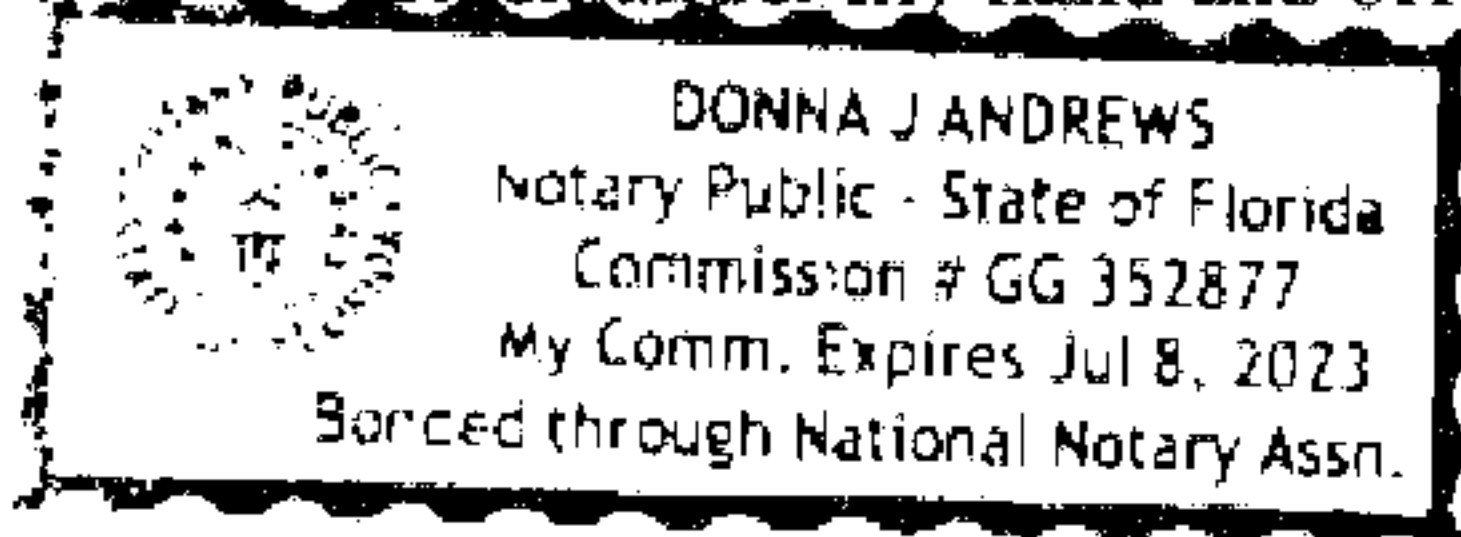
Notary Public
My Commission Expires: 11/28/2024

Cassidy Sova
Cassidy Sova

STATE OF Florida
COUNTY OF Bay

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cassidy Sova, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2021.

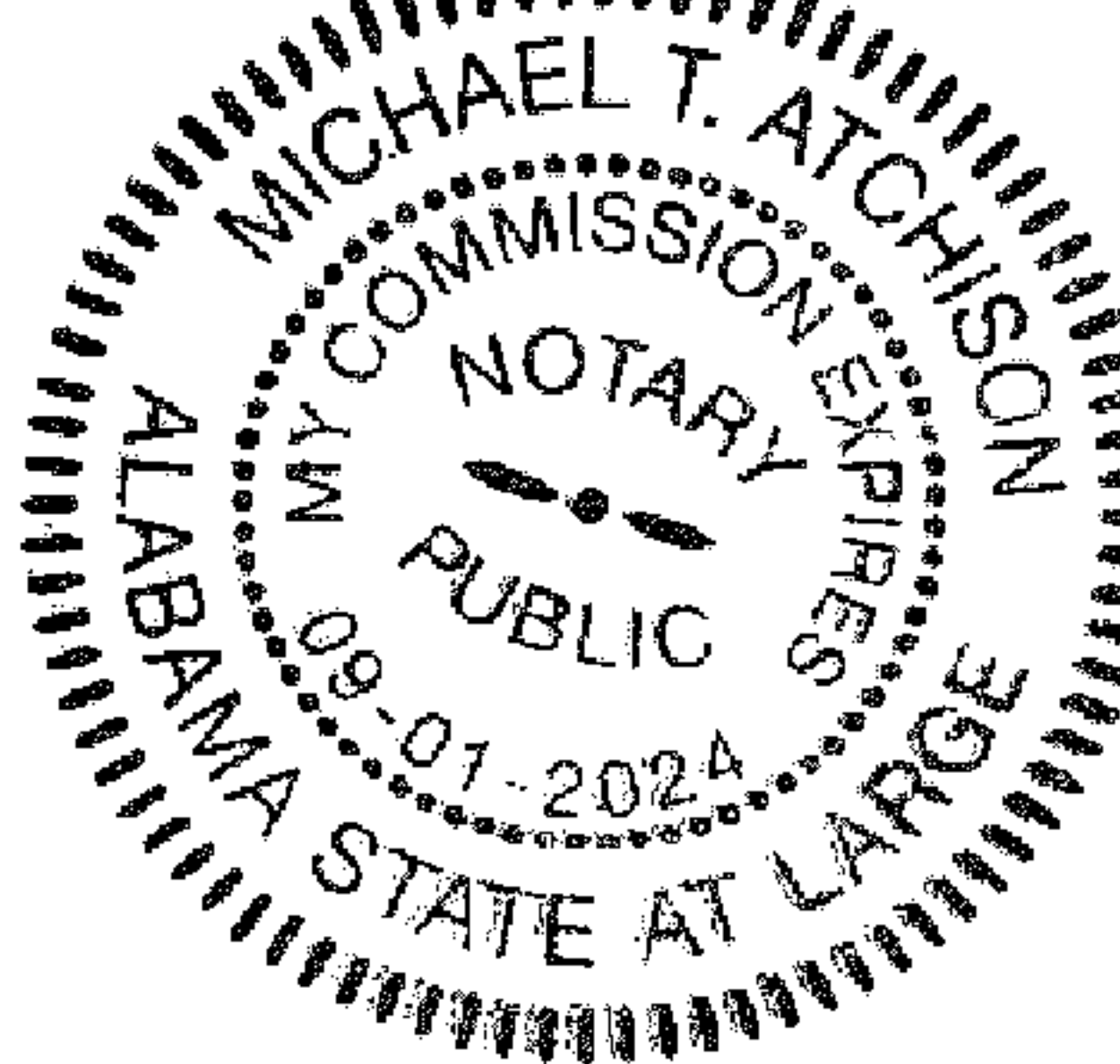


Donna J. Andrews
Notary Public
My Commission Expires: 07/08/2023

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara B. Wheeler, as Attorney in Fact of Jerry L. Bowen, 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 the conveyance, she executed the same voluntarily on the day the same bears date, in her capacity as such attorney in fact.

Given under my hand and official seal this 16th day of December, 2021.



Michael T. Atchison
Notary Public
My Commission Expires: 9-1-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2021 10:41:06 AM
\$27.00 JOANN
20211210000586740

Allie S. Bayl