

ORDER NO. 22-0452-AL-D

WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)	Send Tax Notices to:
)	137 Red Bay Drive
COUNTY OF SHELBY)	Alabaster, AL 35114

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Four Hundred Twenty Five Thousand and 00/100 Dollars (\$425,000.00) and other valuable consideration, to the undersigned Grantors, **DANNY W. BOWEN and TERRI J. BOWEN, husband and wife** in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents grant, bargain, sell and convey unto **JENNIFER SUE O'DELL and MICHAEL JOHN O'DELL JR, wife and husband**, herein referred to as Grantees, as **joint tenants with rights of survivorship**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 562, ACCORDING TO THE SURVEY OF LAKE FOREST, FIFTH SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS, SETBACK LINES, RESERVATIONS, MINERAL/MINING RIGHTS, AND DECLARATIONS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED IN DEED DATED 03/24/2016 AND RECORDED 03/25/2016 AT INSTRUMENT 20160325000097620.

PROPERTY ADDRESS: 137 RED BAY DRIVE, ALABASTER, AL 35114

PARCEL ID: 23-2-09-0-006-055.000

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Homestead Clause: The above described property is the homestead of the Grantors herein.

TO HAVE AND TO HOLD unto the said Grantees, as **joint tenants with rights of survivorship**, their heirs and assigns forever. And we do for ourselves and our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

No title work was requested nor performed and the scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. A Survey was not provided to the scrivener for the preparation of this deed. The description was provided by the Grantee.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 25th day of March, 2022.



PCL

22-0452-ALDWAR01010102

GRANTORS:

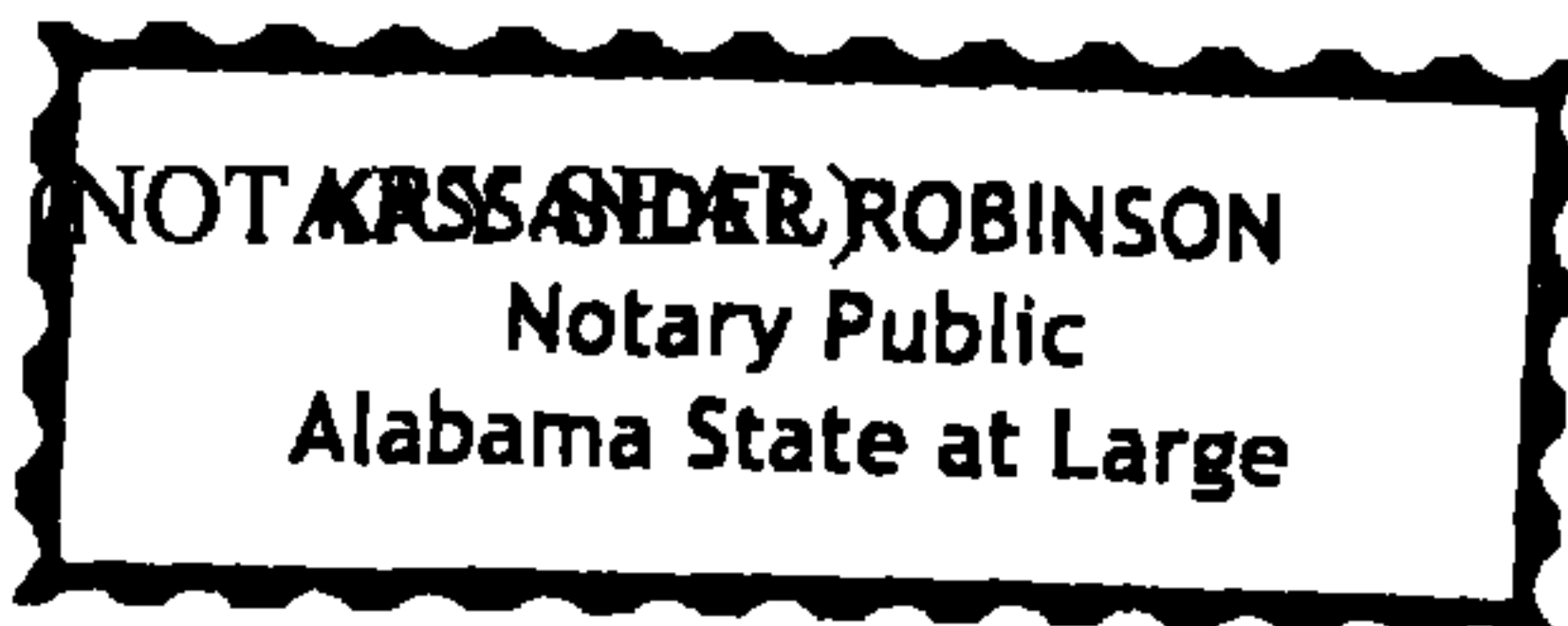
WITNESS

Danny W. Bowen
DANNY W. BOWEN

STATE OF Alabama)
COUNTY OF Talladega)

I, Kassander Robinson, a Notary Public for the State of Alabama, do hereby certify that **DANNY W. 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of March, 2022.



Kassander Robinson
Notary Public
My commission expires: 5-19-25

WITNESS

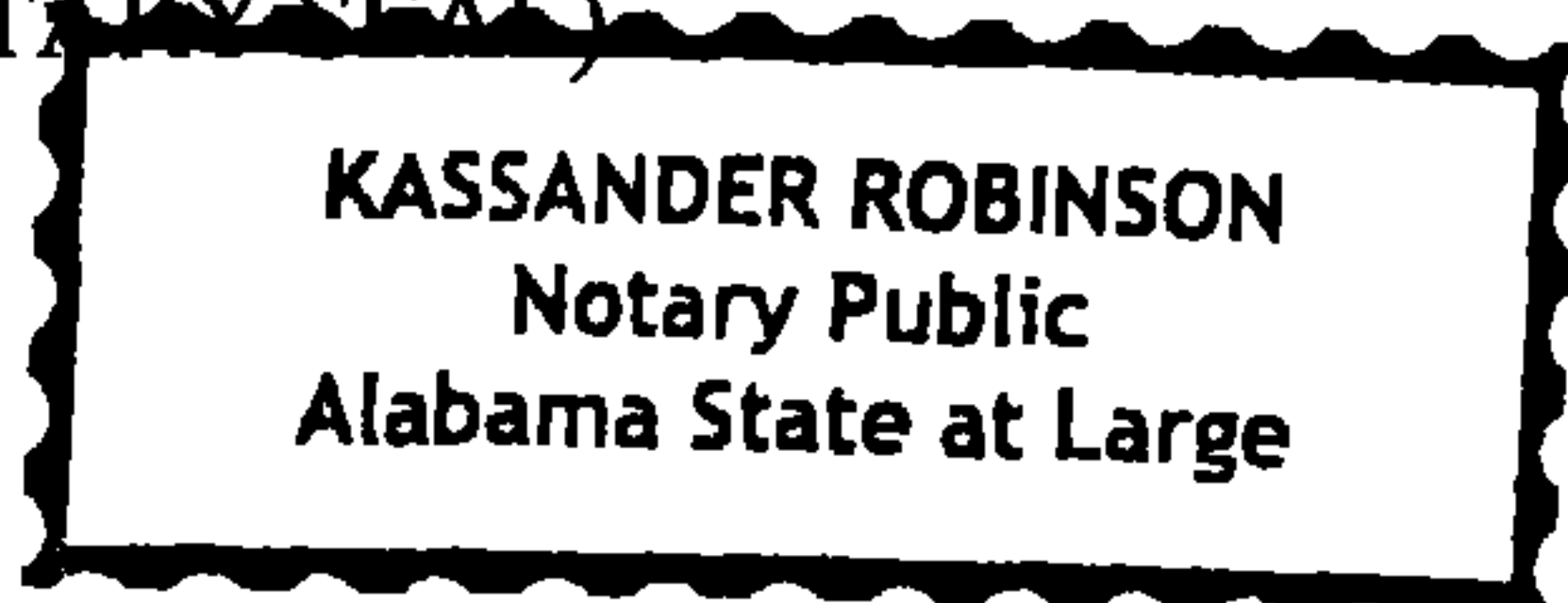
TERRI J. BOWEN
TERRI J. BOWEN

STATE OF Alabama)
COUNTY OF Talladega)

I, Kassander Robinson, a Notary Public for the State of Alabama, do hereby certify that **TERRI J. 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of March, 2022.

(NOTARY SEAL)



Kassander Robinson
Notary Public
My commission expires: 5-19-25

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464



PCL

22-0452-ALDWAR01010202

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Danny W. Bowen and Terri J. Bowen
 Mailing Address 137 Red Bay Drive
Alabaster, AL 35114

Grantee's Name Jennifer Sue O'Dell and Michael John O'Dell
 Mailing Address 137 Red Bay Drive
Alabaster, AL 35114

Property Address 137 Red Bay Drive
Alabaster, AL 35114

Date of Sale 03/25/2022

Total Purchase Price \$ 425,000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/31/2022 01:22:57 PM
 \$453.00 BRITTANI
 20220331000131860

Allen S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/25/22

Print Jennifer Sue O'Dell / Michael John O'Dell Jr.

☐ Unattested

Sign Jennifer Sue O'Dell / Michael John O'Dell Jr.
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1