

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other valuable considerations to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, **JENNIFER SOVA YAWN, A MARRIED WOMANT, CASSIDY SOVA, AN UNMARRIED WOMAN AND JERRY L. BOWEN, AN UNMARRIED INDIVIDUAL** (herein referred to as said **GRANTORS** do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto, **JERRY L. BOWEN AND JINGER BITTINGER** hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of **SHELBY**, State of Alabama, to-wit:

LOT 4, ACCORDING OT THE SURVEY OF BOVA ACRES, A RESIDENITAL SUBDIVISION, AS RECORDED IN MAP BOOK 27, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PREPARER OF SUBJECT DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED. ALL INFORMATION USED TO PREPARE THE DEED WAS PROVIDED BY THE PARTIES.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF ANY GRANTOR OR ANY GRANTOR'S SPOUSE.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records.
Ad valorem taxes for the year 2023 and any subsequent years.

TO HAVE AND TO HOLD, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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, that I(we) have a good right to sell and convey the same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

[SIGNATURE PAGES TO FOLLOW}

IN WITNESS WHEREOF, I we have hereunto set my our hand and seal, this the 21st day of August, 2023.

Jennifer Sova Yawn
JENNIFER SOVA YAWN

STATE OF Alabama

COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said county and state hereby certify, JENNIFER SOVA YAWN those name(s) is are signed to the forgoing instrument, and who is are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21st day of August, 2023.

My Comm. Exp.:
08/01/2026

Katlyn Yawn
NOTARY PUBLIC



IN WITNESS WHEREOF, I we have hereunto set my our hand and seal, this the 23 day of August, 2023.

10
Cassidy Sova
CASSIDY SOVA

STATE OF Florida

COUNTY OF Bay

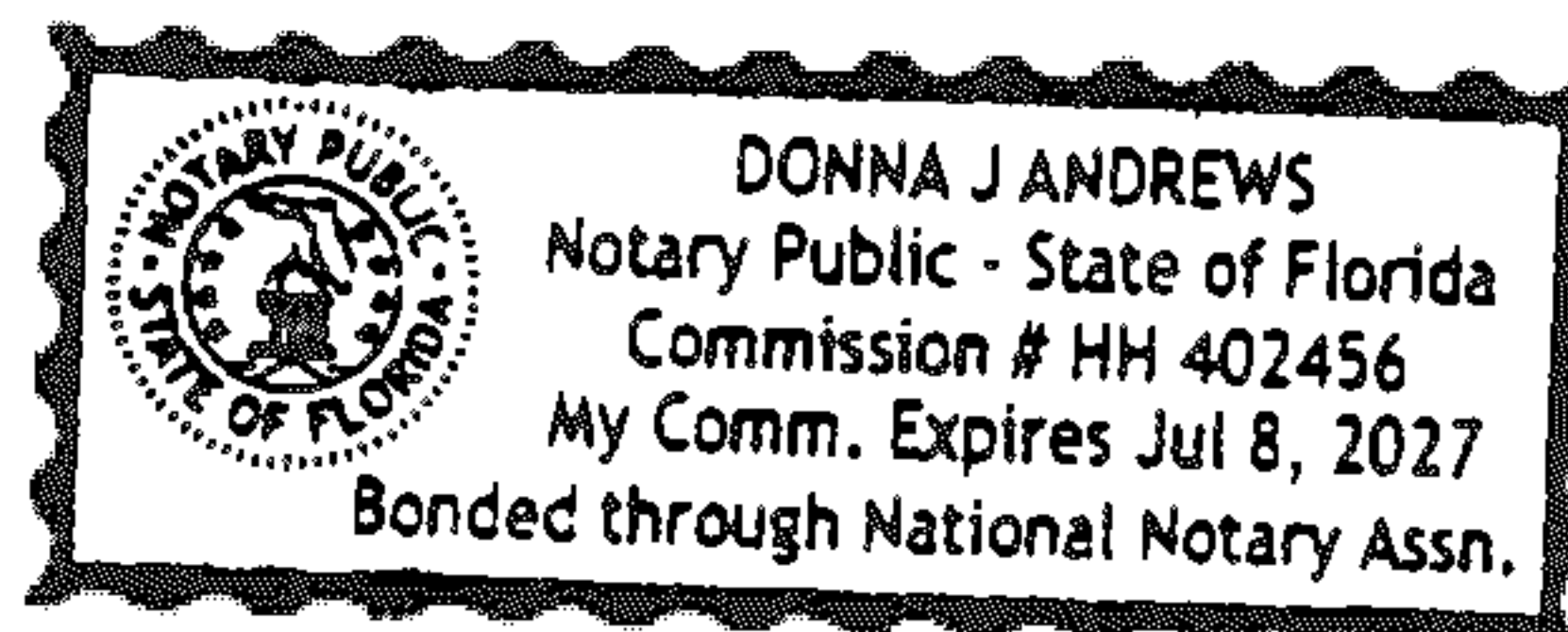
I, the undersigned, a Notary Public in and for said county and state hereby certify CASSIDY SOVA those name(s) is are signed to the forgoing instrument, and who is are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23 day of August, 2023.

My Comm. Exp.:

07/08/2027

Donna J. Andrews
NOTARY PUBLIC



IN WITNESS WHEREOF, I we have hereunto set my our hand and seal, this the 13 day of September, 2023.

Jerry L. Bowen
JERRY L. BOWEN

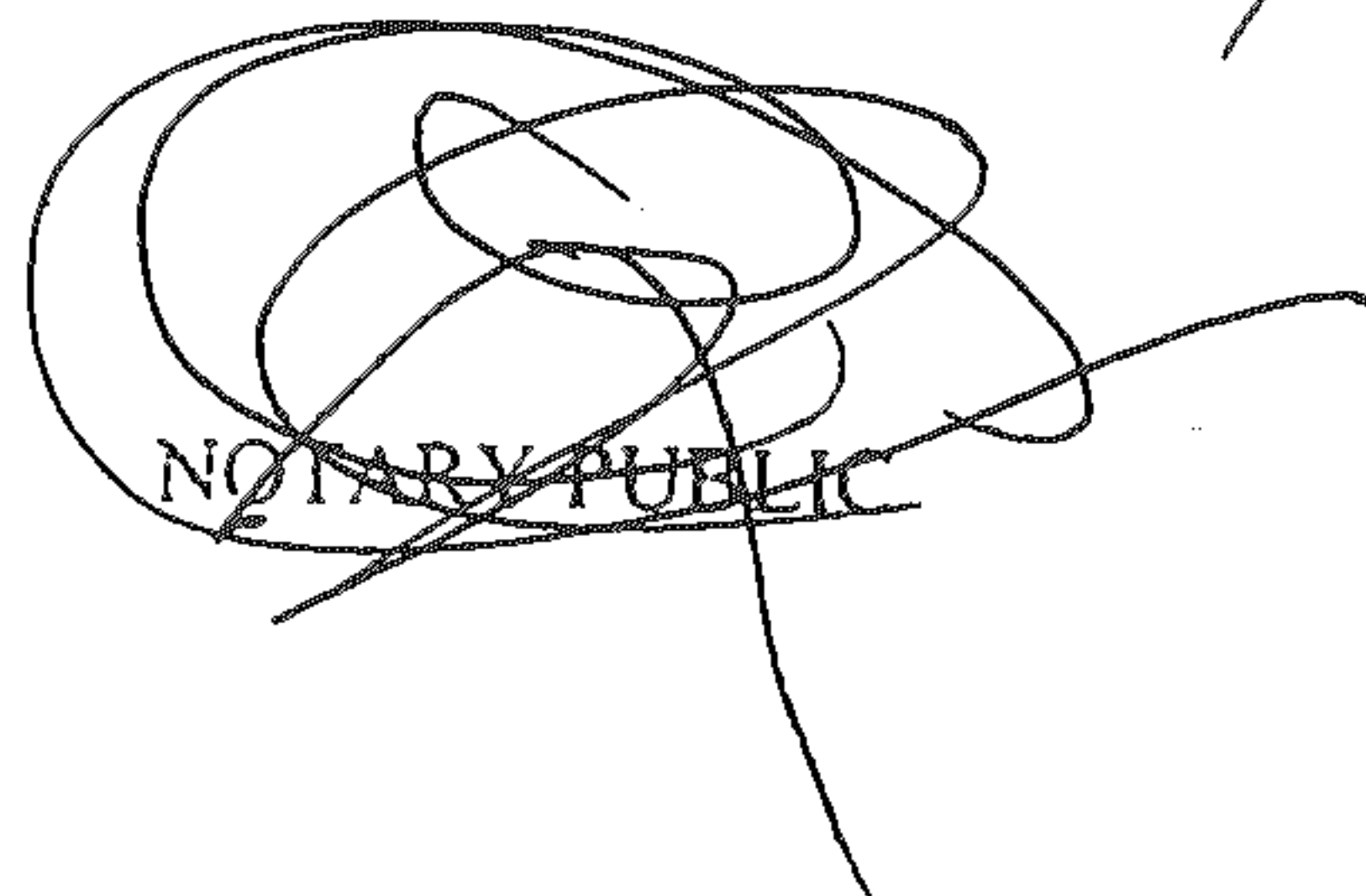
STATE OF Al.

COUNTY OF Limestone

I, the undersigned, a Notary Public in and for said county and state hereby certify, JERRY L. BOWEN those name(s) is are signed to the forgoing instrument, and who is are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13 day of 09, 2023.

My Comm. Exp. 8/1/24

A circular notary seal with a signature across it. The text "NOTARY PUBLIC" is visible at the bottom of the seal.

PREPARER OF THIS DOCUMENT:
DAVID S. SNODDY
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, AL 35243

GRANTEE'S ADDRESS
JINGER BITTINGER
2901 SUNSET CIRCLE
SIOUX CITY, IOWA 51104



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2023 11:05:55 AM
\$157.50 PAYGE
20230927000289310

Real Estate Sales Validation Form

Allen S. Byrd

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JENNIFER SOVA YAWN
CASSIDY SOVA
JERRY L. BOWEN

Grantee's Name JERRY L. BOWEN
JINGER BITTINGER

Mailing Address: 38227 HWY 69
Marionville, AL 35474

Mailing Address: 2901 SUNSET CIRCLE
SIOUX CITY, IOWA 51104

Property Address 251 COUNTY ROAD 438
WILSONVILLE, AL 35186

Date of Sale _____

Total Purchaser Price

or

Actual Value \$ _____

or

Assessor's Market Value \$122,433.34

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

_____ Appraisal

_____ Sales Contract

 X Other 2/3 OF MARKET VALUE

_____ Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

Print David Snoddy

____ Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one