

**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 WOMAN, 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 TO THE SURVEY OF BOVA ACRES, A RESIDENTIAL 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 21<sup>st</sup> day of August, 2023.

  
JENNIFER SOVA YAWN

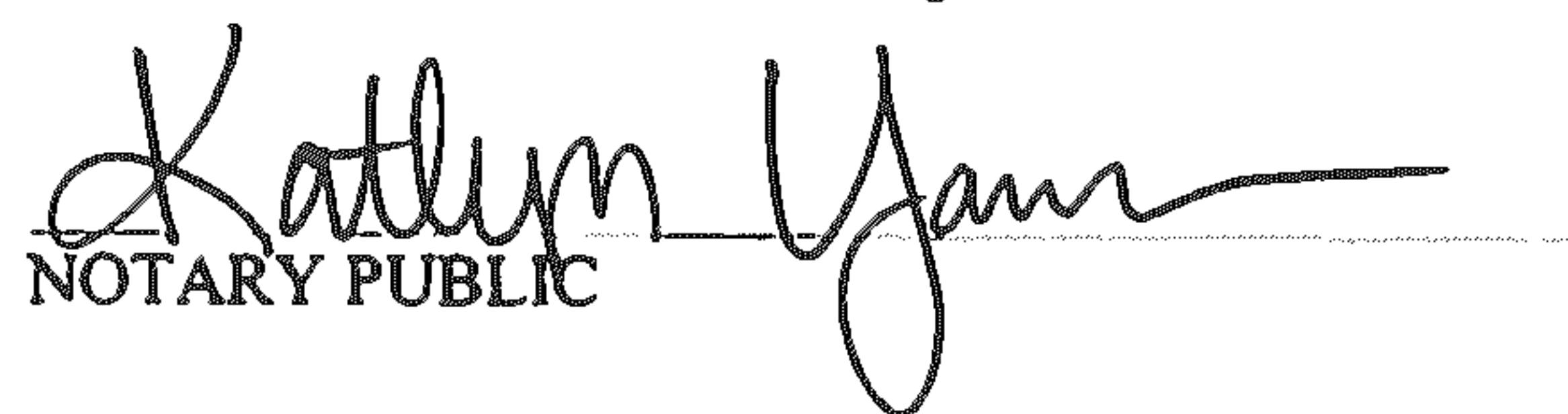
STATE OF Alabama

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 21<sup>st</sup> day of August, 2023.

My Comm. Exp.:  
08/01/2026

  
NOTARY PUBLIC



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

*10 Aug 2023*  
 CASSIDY SOVA

STATE OF Florida

COUNTY OF Bay

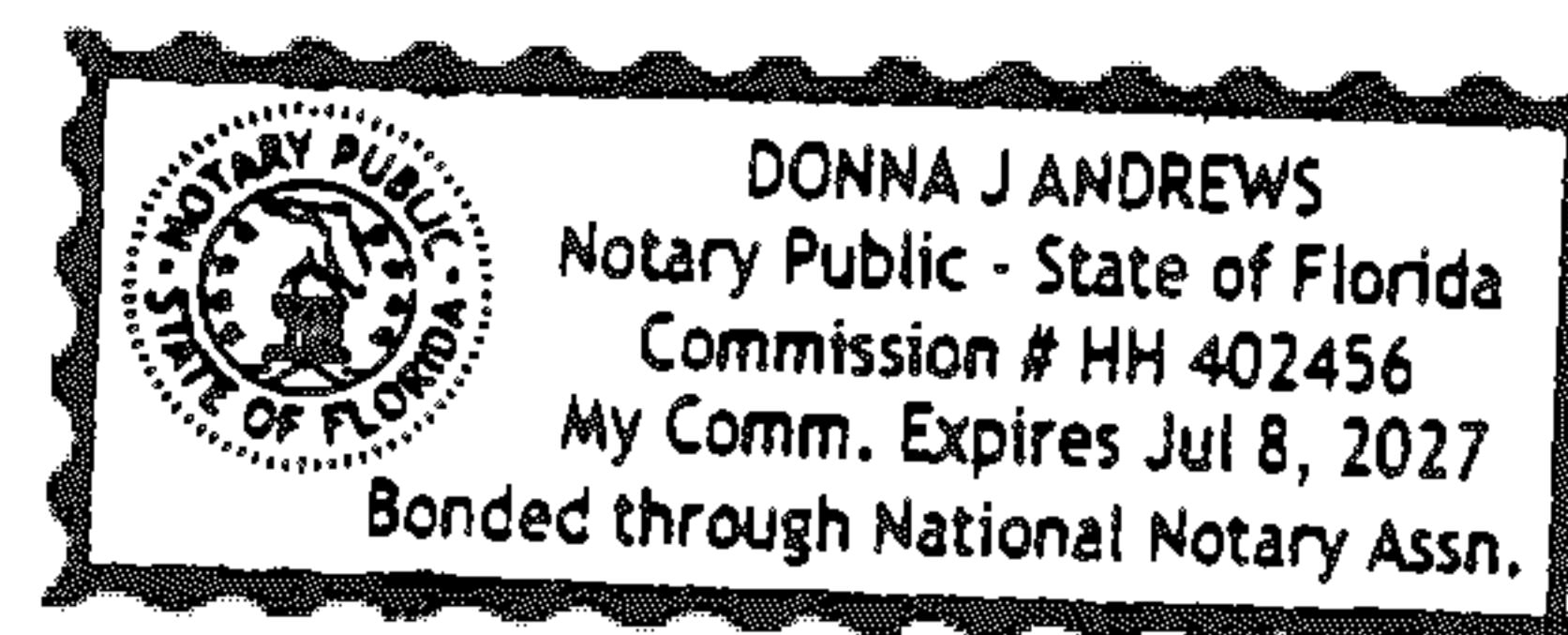
I, the undersigned, a Notary Public in and for said county and state hereby certify CASSIDY SOVA those name(s) is are signed to the forgoing instrument, and who is are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he she executed the same voluntarily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

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

My Comm. Exp.:  
07/08/2021

NOTARY PUBLIC

*Donna J. Andrews*



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

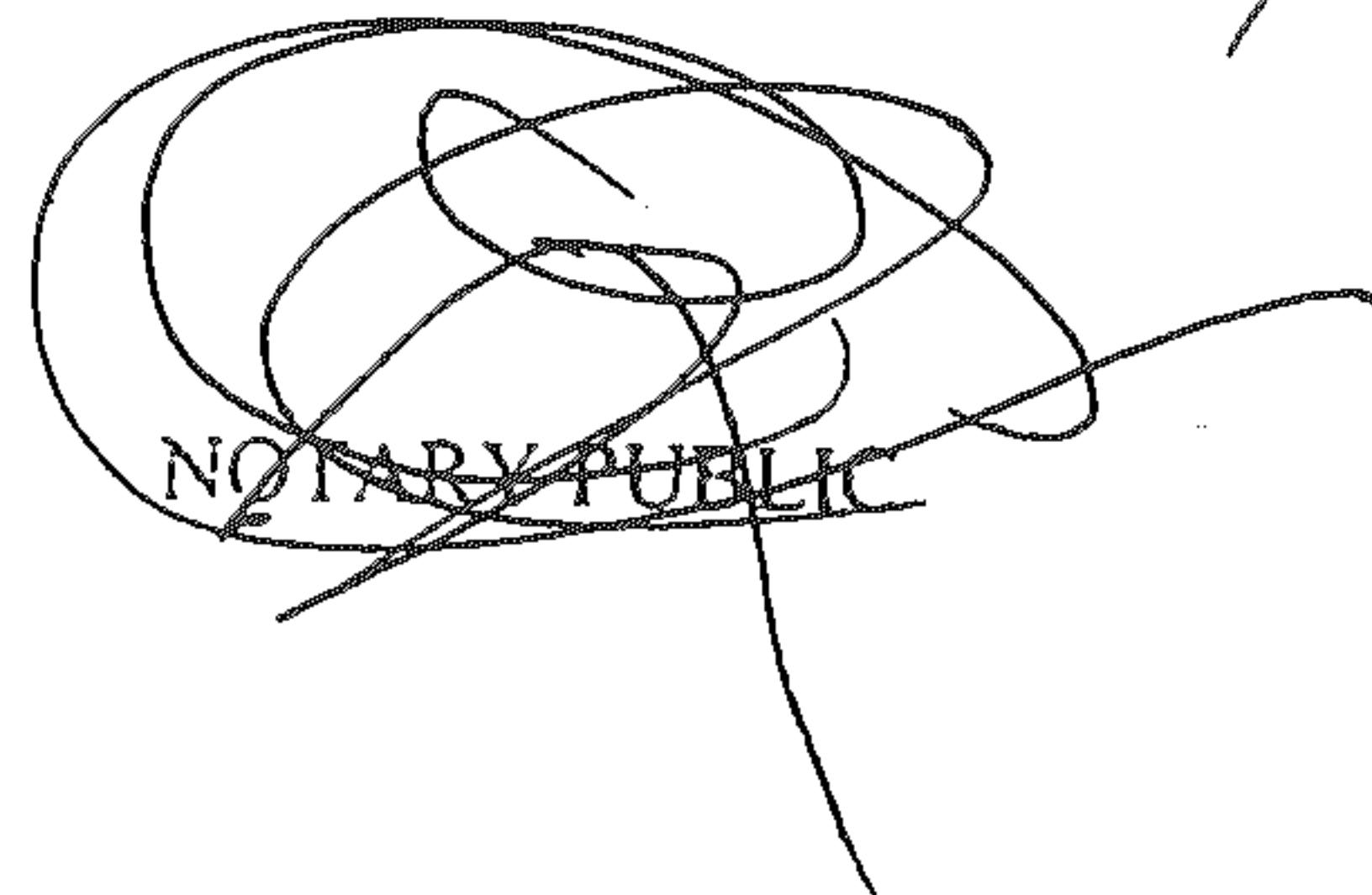
STATE OF Al.

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 Sept, 2023.

My Comm. Exp.  
8/1/24



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

Allen S. Brey

Real Estate Sales Validation Form

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

Mailing Address: 38227 Hwy 69  
Maryville, AL 35474

Property Address 251 COUNTY ROAD 438  
WILSONVILLE, AL 35186

Grantee's Name JERRY L. BOWEN  
JINGER BITTINGER

Mailing Address: 2901 SUNSET CIRCLE  
SIOUX CITY, IOWA 51104

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  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 David Snoddy

(verified by)

(Grantor/Grantee/Owner/Agent) circle one