

Send Tax Notice to:

James Chase Bowers and Ashley Tidmore Bowers

1225 Highway 277  
Helena, AL 35080

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument#: 2019724000262920

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Five Hundred Thirty Seven Thousand Three Hundred Twenty and 00/100 Dollars (\$537,320.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Nicholas James Anglin and Catherine Abigail Anglin, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 1035 Highway 277, Helena, AL 35080 does hereby grant, bargain, sell and convey unto **James Chase Bowers and Ashley Tidmore Bowers**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1225 Highway 277, Helena, AL 35080, for and during their joint lives as joint tenants 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 Shelby County, Alabama, having an address 1225 Hwy. 277, Helena, AL 35080 to wit:

**Lot C-2 according to the Resurvey of Wadell Properties as recorded in Map Book 15, Page 29, in the Probate Office of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$ 429,856.00 of the consideration recited above was paid from a first priority Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2<sup>nd</sup> day of May, 2025.

[Signature]  
Nicholas James Anglin

[Signature]  
Catherine Abigail Anglin

STATE OF ALABAMA

COUNTY OF Jefferson

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Nicholas James Anglin and Catherine Abigail Anglin**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

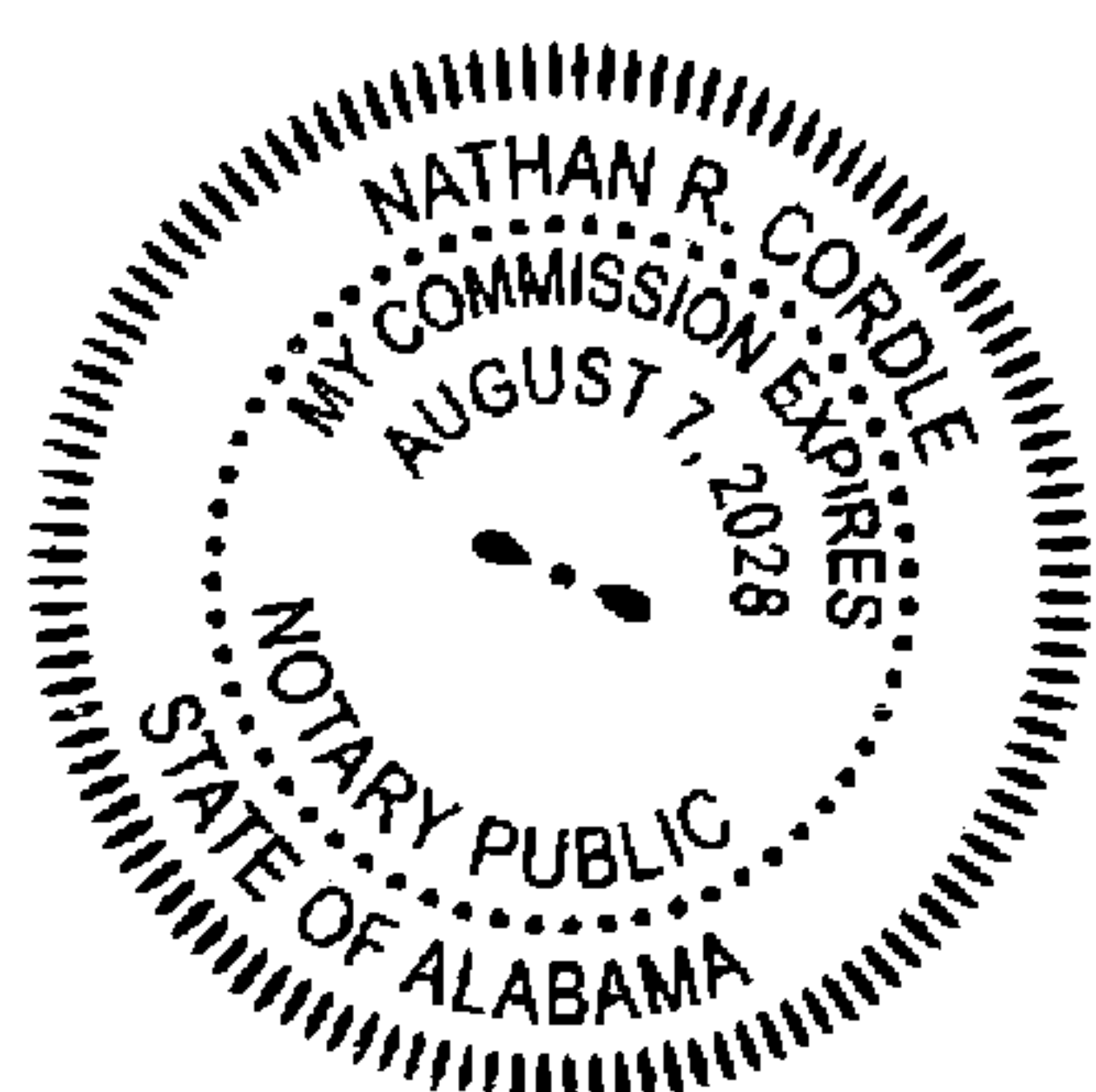
WITNESS my hand and official seal in the county and state aforesaid this the 2<sup>nd</sup> day of May, 2025.

[Signature]  
Notary Public

[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:  
The Law Offices of Nathan R. Cordle, I.J.C  
% Nathan R. Cordle, Esq.  
1801 Oxmoor Road, Ste. 100  
Homewood, AL 35209



File No.: ATB4455



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/06/2025 12:47:42 PM  
\$132.50 BRITTANI  
20250506000135670

[Signature]