

(Name) William E. & Margaret G. Gowers
2004 Hunters Run
(Address) Birmingham, Alabama 35244

This instrument was prepared by
Charles A. J. Beavers, Jr.
(Name) Bradley, Arant, Rose & White
813 Shades Creek Parkway, Suite 203
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY-FOUR THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
E. ARLYENE ARMSTRONG, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto
WILLIAM E. GOWERS AND WIFE, MARGARET G. GOWERS,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 1, according to the Survey of Hunter's Addition to Riverchase, as recorded in Map Book 8, Page 147 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1985.
2. Building setback line as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including a 15 foot easement on the North and Northeasterly sides, an irregular easement on the Northwesterly side and a 10 foot easement on the Northwesterly side.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and amended in Deed Book 351 Page 869 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in Probate Office.

(CONTINUED ON REVERSE)

(\$43,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of June, 1985.

WITNESS: E. Arlyene Armstrong (Seal)
E. ARLYENE ARMSTRONG (Seal)
1985 JUL -1 AM 10:33 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. ARLYENE ARMSTRONG, an unmarried woman, whose name E. ARLYENE ARMSTRONG signed to the foregoing conveyance, and who is she 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.

Given under my hand and official seal this 27th day of June, A.D. 1985

Notary Public.

(CONTINUED FROM FRONT)

SUBJECT TO:

5. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 350 Page 971 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 55 Page 186 and covenants pertaining thereto recorded in Misc. Book 55 page 185 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 127 page 140 in Probate Office.
8. Easement ^{presently in use} to Grace B. Hunter as shown by instrument recorded in Deed Book 312 Page 248 in Probate Office. *E.A.A.*

RECORDING FEES

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL -1 AM 10:33

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	100
Deed Tax		
Mineral Tax		5.80
Recording Fee		100
Index Fee		
TOTAL	\$	700

BOOK 032 PAGE 564

THIS FORM FROM
ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
RETURN TO 813 Shades Creek Pkwy Suite 205
BIRMINGHAM, AL 35209