

SEND TAX NOTICE TO:

(Name) Jerry Lee Bowen and Brenda B. Bowen
(Address) 251-County Rd. 438
Wilsonville, Or. 97186

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Fourteen Thousand and no/100 (\$14,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ruby T. Spivey, by Frances S. West, as Attorney in Fact, under Power of Attorney recorded in Real Book 217, page 861 in Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry Lee Bowen and wife, Brenda B. Bowen

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

County, Alabama to-wit:

The West 1/2 of Lots 4, 5, and 6, Block 4, in the survey of J. W. Johnston Subdivision of Columbiana, Alabama, as shown by Map Book 3, page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, Less and Except any portion thereof lying South of an existing boundary line fence which has marked the boundary line between the property of grantor and the property owned by Adell Edmondson for more than the past 40 years.

ALSO LESS AND EXCEPT any mineral and mining rights not owned by the grantor, Ruby T. Spivey, and less and except all easements and rights of way servicing said subdivision.

The grantor warrants that said grantor Ruby T. Spivey, is an unmarried woman.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 12 AM 10:04

J. Thomas et al. Executors
JUDGE OF PROBATE

1. Deed Tax \$ 14.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 17.50

TO HAVE AND TO HOLD unto the said GRANTEEES 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 11th
day of January, 1989.

WITNESS:

_____ (Seal)

Ruby T. Spivey
 _____ (Seal)
 Ruby T. Spivey
Frances S. West
 _____ (Seal)
 By Frances S. West, as Attorney in Fact
 for Ruby T. Spivey, under P/A in Real
 Book 217, page 861, Probate Office, _____ (Seal)
 of Shelby County, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }
 the undersigned

I, _____, a Notary Public in and for said County, in said State,
 Frances S. West, whose name as Attorney in fact for Ruby T. Spivey under Power
 hereby certify that of Attorney recorded in Real Book 217, page 861, Probate Office of Shelby County,
 Alabama, 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 the conveyance she/ in her capacity as such Attorney in fact,
 on the day the same bears date. _____ executed the same voluntarily

Given under my hand and official seal this 11 day of January A. D., 1989.

Lancei Brasher