

SEND TAX NOTICE TO:

2572

(Name) Moeen Chaudhry & Lisa Chaudhry
103 Phillips Circle
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 ELEVEN THOUSAND FIVE HUNDRED AND NO/100 ----- (\$11,500.00) ----- DOLLARS

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

Tommy Jeffrey Bowden and wife, Cindy Bowden

(herein referred to as grantors) do grant, bargain, sell and convey unto

Moeen Chaudhry and wife, Lisa Chaudhry

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

Shelby County, Alabama to-wit:

Commencing at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 West; thence South 89 degrees and 30 minutes West a distance of 47.7 feet to point of beginning, which is on the West side of old woods road; thence South 8 degrees and 30 minutes East 262.0 feet along West side of said old road to a point; thence South 14 degrees West 112.7 feet along West side of said old road to a point; thence South 0 degrees and 30 minutes West 171.3 feet along West side of said old road to a point; thence South 15 degrees West 27.3 feet to a point on North side of paved county road and West side of old road; thence South 51 degrees and 30 minutes West along North side of county road a distance of 202.5 feet to a point; thence North 0 degrees and 30 minutes West 694.62 feet to a point on North boundary of said forty; thence North 89 degrees 30 minutes East 162.3 feet along North boundary of said forty to point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. TAXES FOR 1991 AND SUBSEQUENT YEARS. 1991 TAXES ARE A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1991.
2. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 130, PAGE 289; AND DEED BOOK 192, PAGE 142, IN PROBATE OFFICE.
3. RIGHTS OF OTHER PARTIES IN AND TO THE USE OF THE OLD WOODS ROAD, AS SHOWN IN LEGAL DESCRIPTION, AND ON SURVEY OF THOMAS D. HORN, RLS #1870, DATED OCTOBER 24, 1981.
4. ANY PART OF CAPTION LANDS LYING WITHIN A PUBLIC ROAD.

\$8,000.00 paid from mortgage executed simultaneously herewith.

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, we have hereunto set OUR hand(s) and seal(s), this 6th

day of June, 19 91

~~WITNESSES~~

Cindy Bowden (Seal)
Cindy Bowden

Tommy Jeffrey Bowden (Seal)
Tommy Jeffrey Bowden

By: Cindy Bowden (Seal)
Cindy Bowden, as Attorney in Fact for Tommy Jeffrey Bowden (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Cindy Bowden whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, A. D., 1991

ADDITIONAL ACKNOWLEDGEMENT ON REVERSE SIDE

Conrad M. Foster

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cindy Bowden, whose name, as Attorney in Fact for Tommy Jeffrey Bowden, 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, as such Attorney in Fact, and with full authority as shown by Power of Attorney recorded in Real Book 346, Page 256 in the Probate Office of Shelby County, Alabama, executed the same voluntarily on the day the same bears date, for and as the act of the said Tommy Jeffrey Bowden.

Given under my hand and official seal this 6th day of June, 1991.

Lawrence M. Johnson
Notary Public

Cindy Bowden acknowledges that she is one and the same as Lucinda G. Bowden and is presently married to Tommy Jeffrey Bowden.

Cindy Bowden

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

91 JUN -6 PM 1:04

Thomas W. Johnson, Jr.
JUDGE OF PROBATE

| | | |
|-------|------------|-------|
| 1 | Doc. Fee | 3.50 |
| 2 | Ad. Fee | |
| 3 | Notary Fee | 5.00 |
| 4 | ... | 3.00 |
| 5 | ... | 1.00 |
| Total | | 12.50 |

BOOK 346 PAGE 512

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
TITLE Insurance
BIRMINGHAM, ALA.

RETURN TO
TO
WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR