

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Stephen Daniel Cowart
P. O. Box 52
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1993-14179 Inst #

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Stephen Daniel Cowart, a married man; Frances Cecile Cowart Lochridge, a married woman; and Jeffie L. Cowart McLemore, a widow,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephen Daniel Cowart

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

One store house and lot, said lot having a frontage of 30 feet on the East side of Montgomery Avenue, and extending back East 150 feet, being the store house and lot formerly owned by D. W. Boyd, and known as the Boyd Storehouse and lot, and prior thereto having been known as the Powers & Company storehouse and lot, and prior thereto as the Duran storehouse and lot.

The conveyance herein by the grantors is intended to convey any and all interest in property most recently used as a Flower Shop on Highway 31 located in the business section of downtown Calera. The said conveyance is intended to convey any and all interest which the grantors have in property originally conveyed to their father, Cecil D. Cowart, in February, 1946, as recorded in Deed Book 129, page 96, in the Probate Office of Shelby County, Alabama.

05/18/1993-14179
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10:30

The above property constitutes no part of the homestead of any of the grantors or their respective spouse.

The grantors herein being the only children of Frances Will Ivy Mothershed Cowart, who died a widow, with her deceased husband, Cecil D. Cowart, having died on September 16, 1972.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 29 day of April, 1993.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, Stephen Daniel Cowart, a Notary Public in and for said County, in said State, hereby certify that Stephen Daniel Cowart 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, A. D., 1993.

Notary Public.

(see reverse side hereof for additional acknowledgments)

STATE OF ALABAMA)
Madison COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Cecile Cowart Lochridge, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of May, 1993.

Loretta J. Gauthier
Notary Public 4/13/94

STATE OF ALABAMA)
Lawrence COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffie L. Cowart McLemore, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11th day of May, 1993.

Ann R. Warren
Notary Public
My Commission Expires 2-10-95