

SEND TAX NOTICE TO:

(Name) Kim T. Bowles

(Address) 350-46 Belle Vista
Pelham, alabama 35124

This instrument was prepared by

(Name) Duell & Spina, PC

(Address) 2100 SouthBridge Parkway
Birmingham, Al. 35209

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 Fifteen thousand nine hundred and no/100 (\$15,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul Joseph Alline, Jr. and his wife Karen G. Alline

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kim T. Bowles and Deborah L. Bowles

(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 24, according to the Survey of Amended Map of Dearing Downs, Fifth Sector, as recorded in Map Book 10, Page 71 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$13,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-15706

05/14/1996-15706
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 11.50

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 1

day of May, 1996

WITNESS:

Spencer Preston (Seal)
Angela Kauke (Seal)
(Seal)

Paul Joseph Alline, Jr. (Seal)
Karen G. Alline (Seal)
KAREN G. ALLINE (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Carolyn W. Duss, a Notary Public in and for said County, in said State, hereby certify that Paul Joseph Alline, Jr. and his wife Karen G. Alline whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of May, A. D., 19 96

Carolyn W. Duss
Notary Public

1996-15706