

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Michael C. Bowles and Donna J. Bowles
401 Conroy Circle
Sterrett, AL 35147

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Two Thousand and No/100, (\$252,000.00), DOLLARS, in hand paid to the undersigned, James B. Daugherty, and spouse, Betty Jo Daugherty, (hereinafter referred to as "GRANTORS"), by Michael C. Bowles and spouse, Donna J. Bowles, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 717, according to the Survey of Forest Parks, 7th Sector, as recorded in Map Book 22, Page 150, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

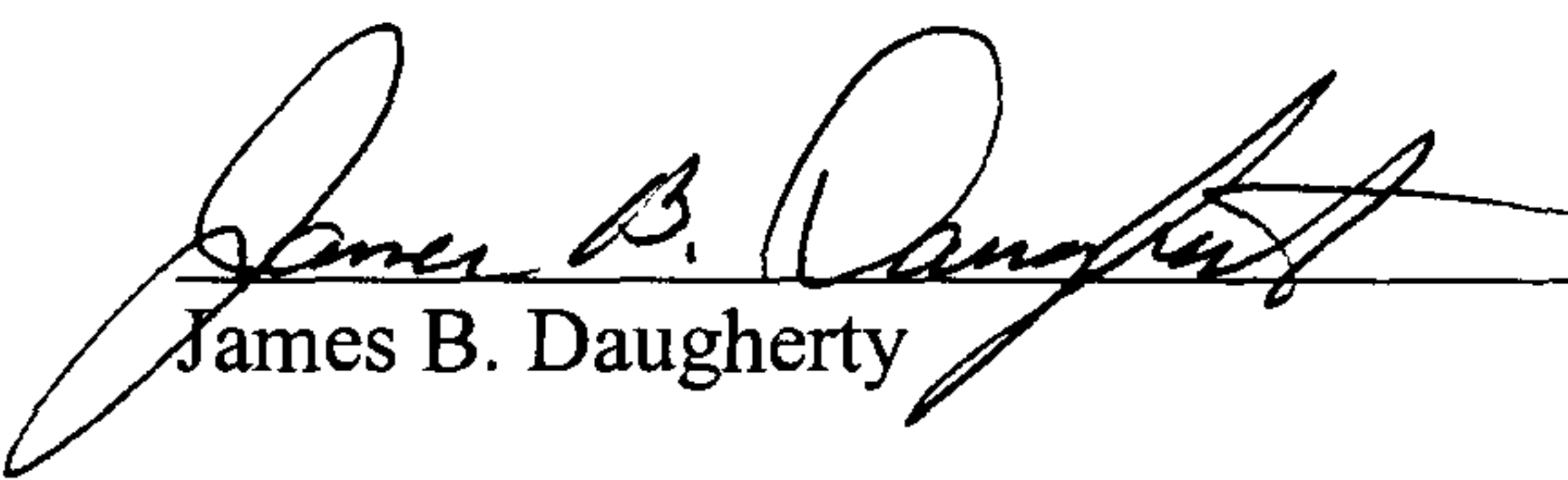
1. Ad valorem taxes for the year, 2004.
2. Declaration of Protective Covenants as recorded in Instrument #1997-25445 and Instrument # 1998-23896.
3. Covenants as recorded in Instrument #1997-25449; and Instrument #1997-25446.
4. Easement for Alabama Power Company recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company by instrument recorded in Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 193; Volume 126, Page 323; Volume 124, Page 519 and Instrument #1999-12052, in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, Page 262 and Instrument #1997-25445.
7. Terms, conditions, covenants, easements and release of damages as recorded in deed recorded in Instrument #1996-31156 and Instrument #1993-3962.
8. Easements, building line and restrictions as shown on recorded map.


\$226,800.00 of the purchase price recited above was paid from the proceeds of a purchase money first and second mortgage executed 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 10th day of June, 2004.

 (SEAL)
James B. Daugherty

 (SEAL)
Betty Jo Daugherty

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

20040616000327920 Pg 2/2 39.50
Shelby Cnty Judge of Probate, AL
06/16/2004 14:55:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James B. Daugherty and spouse, Betty Jo Daugherty, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2004.


NOTARY PUBLIC
My commission expires: My Commission Expires 5/21/2008