

This instrument was prepared by

(Name).....Jim McClain Realty Company, Inc.

150000
2493

(Address).....3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS. See Mtg 328-237

That in consideration of Forty one thousand five hundred and no/100 -----(41,500.00) -----

to the undersigned grantor, Castleberry Construction Company, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Albert L. Bowen and Joyce F. Bowen, his wife

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

Lot 26, according to Indian Valley, Third Sector, as recorded in Map Book 5 Page 97 in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1973 which are a lien but not due and payable until October 1st, 1973.

Easement and building line as shown by recorded map.

Easement to Alabama Power Company recorded in Volume 102, Page 55, Volume 119, Page 297; Volume 107, Page 121, Volume 102, Page 53, Volume 103, Page 43 and Volume 104, Page 213, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto as recorded in Volume 181, Page 385, insaid Probate Office.

A Mortgage in the amount of \$30,000.00 to be held by Guaranty Savings and Loan Association. closed simultaneously herewith.

19730119000002620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/19/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JAN 19 AM 10:30
U.C.C. FILE NUMBER OR REC. BOOK & PAGE AS SHOWN ABOVE
Conserv. of Mortgages
NOTARY PUBLIC

BOOK 278 PAGE 259

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its said President, C. E. Castleberry who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of January 19 73

ATTEST:

By C. E. Castleberry President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, James T. McClain a Notary Public in and for said County in said State, hereby certify that whose name as C. E. Castleberry President of Castleberry Construction Co. Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 18th day of JANUARY 19 73

James T. McClain
Notary Public