

3205

5/70

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of a good and valuable consideration and to comply with a separation agreement heretofore entered into by and between the grantor and grantee herein, to the undersigned grantor Donald A. Bowden in hand paid by Catherine S. Bowden the receipt whereof is acknowledged I the said Donald A. Bowden do grant, bargain, sell and convey unto my wife, the said Catherine S. Bowden, the following described real estate that I inherited from my father, George A. Bowden, deceased, situated in Shelby County, Alabama;

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A part of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said quarter-quarter section and run thence in an Easterly direction along the South boundary of said quarter-quarter section 267.00 feet to the point of beginning; thence continue in an Easterly direction along the South boundary of said quarter-quarter section 581.34 feet to the center line of a county highway; thence turn 153 degrees and 44 minutes to the left in a Northwesterly direction along said center line of a county highway 247.85 feet to intersection with the center line of a roadway; thence turn 80 degrees and 05 minutes to the right in a Northeasterly direction along the center line of said roadway 297.10 feet; thence turn 22 degrees and 28 minutes to the left in a Northwesterly direction along center line of said roadway 248.55 feet; thence turn 19 degrees and 05 minutes to the right in a Northeasterly direction along center line of said roadway 144.93 feet; thence turn 19 degrees and 11 minutes to the left in a Northwesterly direction along the center line of said roadway 147.45 feet; thence turn 83 degrees and 18 minutes to the left and run in a Westerly direction a distance of 710.18 feet to intersection with the West boundary of said quarter-quarter section; thence in a Southerly direction along said West boundary 131.23 feet; thence in an Easterly direction along a line parallel to said South boundary of said quarter-quarter section a distance of 267.00 feet; thence in a Southerly direction along a line parallel to said West boundary of said quarter-quarter section a distance of 810.00 feet to the point of beginning.



TO HAVE AND TO HOLD, To the said Catherine S. Bowden, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of August, 1973.

WITNESSES  
Frank Ellis  
\_\_\_\_\_  
\_\_\_\_\_

Donald A Bowden  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF ALABAMA )

SHELBY COUNTY )

That I, Lou Carter Bowden, the widow of George A. Bowden, for and in consideration of the love and affection of my son, Donald A. Bowden and of my daughter-in-law, Catherine S. Bowden do hereby release my dower and homestead rights in and to that portion of my husbands estate described in the foregoing conveyance from my son, Donald A. Bowden to my daughter-in-law, Catherine S. Bowden.

The portion or portions of the property of my husband, George A. Bowden, deceased, that I have been in possession of since the death of my husband and where I am making my home is located in Sections 19, 20, 29 and in the East half of the Northeast quarter of Section 30, Township 20, Range 1 West and nothing contained in this instrument is to be construed as releasing my dower and homestead rights in and to that portion of my husbands properties and estate.

Given under my hand and seal this the 21<sup>ST</sup> day of August, 1973.

Lou Carter Bowden



19730821000047370 2/3 \$.00  
Shelby Cnty Judge of Probate, AL  
08/21/1973 12:00:00 AM FILED/CERT

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STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public in  
and for said County, in said State, hereby certify that Donald  
A. 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 has executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of  
AUG, 1973.

Frank Ellis  
NOTARY PUBLIC

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public in  
and for said County, in said State, hereby certify that Lou Carter  
Bowden whose name is signed to the foregoing conveyance, and who  
is known to me acknowledged before me on this day, that, being in-  
formed of the contents of the conveyance has executed the same vol-  
untarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of  
August, 1973.

Paul J. Brown  
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 AUG 21 PM 2:28  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Consolidated  
JUDGE OF PROBATE

19730821000047370 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
08/21/1973 12:00:00 AM FILED/CERT

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