

State of Alabama

JEFFERSON

COUNTY

3125
Know All Men By These Presents,

This instrument prepared by:
DANIEL M. SPITLER
1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

That in consideration of Thirteen Thousand Five Hundred and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, James M. Cowart and wife, Donna J. Cowart (herein referred to as grantors) do grant, bargain, sell and convey unto

Curtis W. Bolton, Jr. and wife, Patricia W. Bolton

(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 to-wit:

The Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 20 South, Range 4 West, together with non-exclusive ingress and egress along a 15 foot access easement extending from the North side of the Northwest corner of said property and going North a distance of 668.8 feet.

A 25 foot easement in the North portion of the property described herein is reserved by the grantors herein for a roadway for ingress and egress and this easement shall run with the land.



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Shelby Cnty Judge of Probate, AL
01/17/1974 12:00:00 AM FILED/CERT

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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 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: except 1974 taxes;

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 and seal, this 15th day of January, 1974.

WITNESS:

James M. Cowart

Donna J. Cowart

DANIEL M. SPITLER

Attorney at Law

RETURN TO 1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

TO

WARRENTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

13.50

2.15

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Cowart and wife, Donna J. Cowart 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 15th day of January A. D., 1974.

Daniel M. Spitler

Notary Public

State of

COUNTY

General Acknowledgment

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

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN 17 AM 9:20
U.C.C. FILE NUMBER ON ABOVE
REC. BK. & PAGE AS SHOWN ABOVE
Camey M. Spitzer
JUDGE OF PROBATE



19740117000002810 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1974 12:00:00 AM FILED/CERT

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of 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, this the day of 19

Notary Public