

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051 4670

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James J. Martin and wife, Marjorie E. Martin

(herein referred to as grantors) do grant, bargain, sell and convey unto
John Bowen and Peggy Sue Bowen

(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:

Begin at the SW corner of the NE¹/₂ of the NW¹/₄ of the NW¹/₄ of Section 14, Township 21
South, Range 3 West, Shelby County, Alabama; thence in an Easterly direction along
the South boundary of said half ¹/₄-¹/₄ section, 1,077.00 feet, more or less to
intersection with the Northwest right-of-way boundary of a public road; thence in
a Northeasterly direction along said Northwest right-of-way boundary 136.00 feet
to the point of beginning; thence continue in a Northeasterly direction along said
right-of-way boundary 50.00 feet; thence turn 90 deg. 00 min. to the left in a
Northwesterly direction 137.65 feet; thence turn 90 deg. 00 min. to the left in a
Southwesterly direction 109.60 feet; thence in an Easterly direction along a line
parallel to said South boundary 150.00 feet, more or less to the point of beginning.

19740404000015760 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

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,
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 25th
day of March, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

James J. Martin (Seal)
James J. Martin

By: Martha B. Joiner (Seal)

Marjorie E. Martin (Seal)

By: Martha B. Joiner (Seal)

Martha B. Joiner, as Attorney in Fact
for James J. Martin & Marjorie E. Martin

General Acknowledgment

STATE OF ALABAMA }
COUNTY }

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____

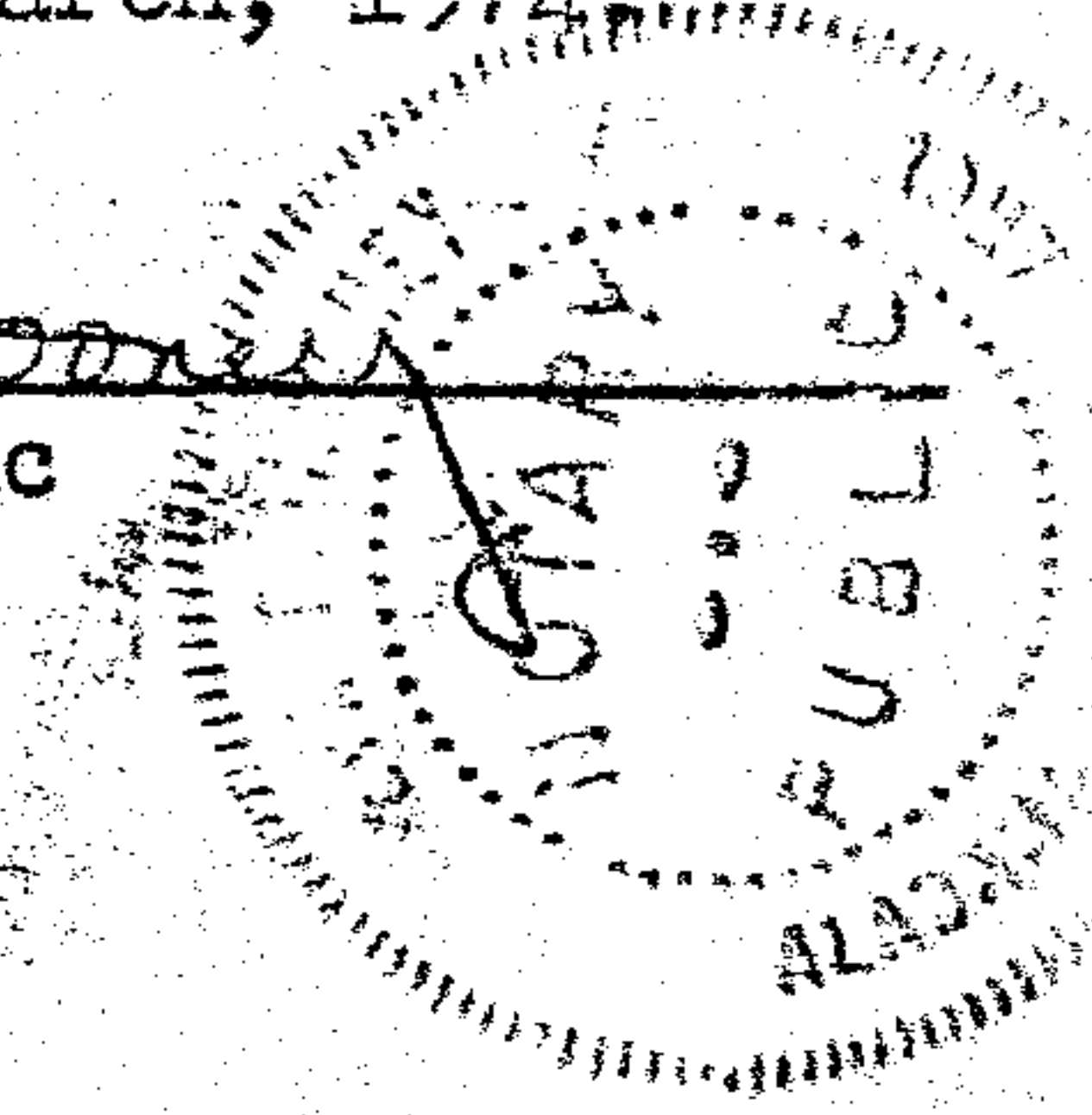
STATE OF ALABAMA

SHELBY COUNTY

I, Eva D. Mooney, a Notary Public in and for said County, in said State, hereby certify that Martha B. Joiner, whose name, as Attorney in Fact for James J. Martin and wife, Marjorie E. Martin, 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, she, as such Attorney in Fact, and with full authority as shown by Power of Attorney recorded in Misc. Book 2, Page 438 in the Probate Office of Shelby County, Alabama, executed the same voluntarily on the day the same bears date, for and as the act of the said James J. Martin and wife, Marjorie E. Martin.

Given under my hand and official seal this 25th day of March, 1974.

Eva D. Mooney
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 2
1974 APR -4 PM 3:12
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comes to Probate
JUDGE OF PROBATE


19740404000015760 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

Recording Fee \$ 1.
Deed Tax \$ 1.45 \$ 2.45
This form furnished by
Jefferson Land Title Service Co., Inc.
BIRMINGHAM, ALABAMA
AGENTS FOR
Mississippi Valley Title Insurance Company
BOOK 278 PAGE 288

Return to:

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR