

This instrument was prepared by

(Name) Olive Quintero as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

5355
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand, Nine Hundred and no/100 (\$16,900.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

E. P. Genry and wife, Betty J. Genry,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Don Bowlin, Sr. and wife, Linda G. Bowlin

(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:

Lots 21 and 22, Block 8, according to the map and survey made and designated as Alabaster Gardens as shown by map recorded in Map Book 3, Page 156 in the Probate Office of Shelby County, Alabama, being a part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ Section 35, Township 20, Range 3 West, Shelby County, Alabama.

Subject to: Ad valorem taxes for the year 1974.

Pipeline easement to Plantation Pipe Line Company dated August 12, 1941 across SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 35 recorded in Deed Book 112, Page 321, Probate Office of Shelby County, Alabama.

Right of Way to Shelby County dated October 17, 1952 across SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 35 as recorded in Deed Book 156, Page 54, in the aforesaid office.

Covenants and restrictions as shown by Deed Book 175, Page 68 in the aforesaid office.

\$16,900.00 of the purchase price recited above was paid from a mortgage closed simultaneously here with delivery of this deed.



19740507000022050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/07/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JULY 7 1974 AM 9:15
RECORDED & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 286 PAGE 714

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 3rd day of May, 1974

WITNESS:

Betty J. Genry (Seal)

(Seal)

(Seal)

E.P. Genry (Seal)

Betty J. Genry (Seal)

Betty J. Genry (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. P. Genry and wife, Betty J. Genry whose names are E.P.G. 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 3rd day of May, A. D., 1974

Notary Public.