

STATE OF ALABAMA)
SHELBY COUNTY)

2705

THIS INDENTURE, made and entered into this _____ day of _____, 1975, by and between STEPHEN D. COWART, and wife, BETTY R. COWART; FRANCES W. COWART, a widow; and FRANCES CECILE COWART LOCHRIDGE, and husband, ROBERT LOCHRIDGE;

hereinafter referred to as "Grantors" and JEFFIE L. COWART McLEMORE

hereinafter referred to as "Grantee";

W I T N E S S E T H:

WHEREAS, Cecil D. Cowart died on September 16, 1972; and

WHEREAS, the last will and testament of Cecil D. Cowart was probated in Shelby County, Alabama, on December 4, 1972; and

WHEREAS, Grantors and Grantee are the heirs and next of kin of Cecil D. Cowart, and they are all of the beneficiaries under said last will and testament; and

WHEREAS, Grantors and Grantee acquired title to certain real property, including the real property hereinafter described, as tenants in common by virtue of the provisions of said last will and testament; and

WHEREAS, Grantors and Grantee desire to effect a division of the real property that they own by virtue of the provisions of said last will and testament; and

WHEREAS, more than six months have elapsed since said last will and testament was probated; and

WHEREAS, Grantors desire to convey their undivided interests in and to the real property hereinafter described to Grantee in order that Grantee shall have absolute fee simple title in and to all of said real property.

NOW THEREFORE, for and in consideration of the premises and the sum of TEN DOLLARS (\$10.00), cash in hand paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real property situated in Shelby County, Alabama, to wit:

All of Block 42, according to J. H. Dunstan's map of the Town of Calera, Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
02/28/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever.

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Shelby Cnty Judge of Probate, AL
02/28/1975 12:00:00AM FILED/CERT

-2-

THIS CONVEYANCE is intended to vest full and absolute title in the above-described property in Grantee.

IT IS SPECIFICALLY understood that the Grantors have executed this conveyance subject to:

- (1) the lien for ad valorem taxes due and payable October 1, 1975, which the Grantee herein expressly assumes and agrees to pay;
- (2) rights of parties in possession;
- (3) existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

THIS CONVEYANCE is executed without warranty or representation of any kind on the part of the Grantors, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the Grantors and not specifically excepted herein.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the date first above written.

Stephen D. Cowart
Stephen D. Cowart
Betty R. Cowart
Betty R. Cowart
Frances W. Cowart
Frances W. Cowart
Frances Cecile Cowart Lochridge
Frances Cecile Cowart Lochridge
Robert Lochridge
Robert Lochridge

STATE OF ALABAMA
COUNTY OF SHELBY
1975 FEB 28 AM 9:09
U.C.C. FILE NUMBER OR
REG. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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STATE OF ALABAMA)
SHELBY COUNTY)

I, JACK P. PHILPOT, a notary public in and for said county, in said state, hereby certify that Stephen D. Cowart, and wife, Betty R. Cowart; Frances W. Cowart, a widow; Frances Cecile Cowart Lochridge, and husband, Robert Lochridge

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 3/4 day of January, 1975.

Jack P. Philpot
Notary Public
JACK P. PHILPOT
NOTARY
PUBLIC
SHELBY COUNTY, ALABAMA