

This instrument was prepared by-

(Name) William E. Swatek, Attorney

(Address) P. O. Box 825, Alabaster, Alabama, 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John Dewey Bowen, an unmarried man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Peggy Sue Bowen

all of my right, title and interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at the Southwest Corner of the North Half of the North-West quarter of the North-West quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the south boundary of said half-quarter-quarter section 1077.00 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 degrees and 00 minutes to the left in a northwesterly direction 137.65 feet; thence turn 90 degrees and 00 minutes 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.

This conveyance is made subject all easements and rights-of-way of record.

This conveyance is also made subject to taxes and mortgages due on said property, which the grantee herein assumes and agrees to pay.

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Shelby Cnty Judge of Probate, AL
03/06/1975 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1975 MAR -6 PM 10:41
INSTRUMENT WAS FILED
15:00
26th

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

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, I have hereunto set my hands(s) and seal(s), this 26th day of November, 1974.

(Seal)

John Dewey Bowen (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Maria C. Shiley, a Notary Public in and for said County, in said State, hereby certify that John Dewey Bowen, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of November, A. D., 1974

Maria C. Shiley
Notary Public.