

This instrument prepared by
(Name) Harold H. Goings
600 Title Building
(Address) Birmingham, Alabama 35203

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand Two Hundred Fifty and no/100 (\$4,250.00) Dollars,

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

W. M. Bowen and wife, Lorene Bowen,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert L. Martin, and William Todd Robins

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Part of Southwest quarter of Northeast quarter of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner thereof, thence West 500 feet to the point of beginning; thence 33 degrees 40 minutes to the left 675 feet, more or less, to center line of Cahaba River, thence Northwesterly along said center line 446 feet to the North line of said forty, thence East to the point of beginning.

Minerals and mining rights excepted.

This conveyance is made subject to the following:

1. Ad valorem taxes for the year 1975.

19750515000023620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/15/1975 12:00:00AM FILED/CERT

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

And ~~xx~~ (we) do, for ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~xx~~ (we) have a good right to sell and convey the same as aforesaid; that ~~xx~~ (we) will, and ~~xx~~ (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~xx~~ (we) have hereunto set ~~xx~~ (our) hand(s) and seal(s) this 14th day of May, 1975

Witness Jaye C. Stephens (SEAL)

W. M. Bowen
W. M. Bowen

Witness Jaye C. Stephens (SEAL)

Lorene W. Bowen (SEAL)
Lorene Bowen

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. M. Bowen and Lorene Bowen,

whose name(s) 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 14th day of May, A.D. 1975

Lance McNeil
Notary Public