

This instrument was prepared by

(Name) Edward P. Williamson

(Address) 1600 Sixth Street NW, Birmingham, Alabama 35215

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other 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, Anne Spinks Ruth

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

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

Begin at the northwest corner of the southwest quarter of the northeast quarter of Section 26, Township 19, Range 1 West, thence along the west boundary of said forty, south 2 degrees east 414.8 feet, to the north margin or line of the right of way of what is known as the Florida Short Route, thence, along the north margin of the right of way of said highway, north 84 degrees east 212.5 feet, thence north 2 degrees west 396.6 feet, to the north boundary line of said forty, and thence along the north boundary of said forty, south 87 degrees 30 minutes west 210.0 feet to the point of beginning, and containing 1.95 acres, more or less, being a part of the southwest quarter of the northeast quarter of Section 26, Township 19, Range 1 west.

19750716000037670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/16/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUL 16 AM 11:11
W. H. ...
Clerk of Probate
JUDGE OF PROBATE

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TO 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 23rd day of June, 1975.

(Seal) Anne Spinks Ruth (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Janette Castleberry, a Notary Public in and for said County, in said State, hereby certify that Anne Spinks Ruth 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, A. D., 1975

Janette Castleberry
My Commission expires 3-24-76 Notary Public