

This instrument was prepared by

(Name) Clifford W. Hardy, Jr.

Jefferson Land Title Service Co., Inc.

(Address) 1724 - 3rd Avenue, Bessemer, Ala.

AGENTS FOR

1676 Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND, TWO HUNDRED & NO/100----- (\$6,200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BILLY D. BOWEN and wife GLORIA R. BOWEN

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

JAMES D. RICHARD and wife PATRICIA P. RICHARD

(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:

Part of the SW1/4 of the NW1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the NE corner of the SW1/4 of the NW1/4 of Section 7, Township 20 South, Range 3 West, run west along quarter section line for a distance of 240.04 feet; turn left an angle of 91 degrees 07 minutes 30 seconds for a distance of 408.69 feet; to point of beginning, then continue in same direction for a distance of 148.85 feet; turn right an angle of 29 degrees 45 minutes for a distance of 159.87 feet; turn right an angle of 110 degrees 38 minutes for a distance of 232.47 feet; turn right an angle of 67 degrees 33 minutes for a distance of 122.88 feet; turn right an angle of 62 degrees 04 minutes for a distance of 170.00 feet; to point of beginning. (Containing 1.00 acre)

The use of this property is restricted to one family dwellings consisting of a minimum of 1,300 square feet in the main dwelling; however, any outbuildings of a smaller size used in connection with the main dwelling is permissible. There shall not be more than one family dwelling on said property. There shall not be any house trailers used in connection with the dwelling.

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Shelby Cnty Judge of Probate, AL
01/14/1976 12:00:00AM FILED/CERT

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 25th day of November, 1975

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Billy D. Bowen
BILLY D. BOWEN
Gloria R. Bowen
GLORIA R. BOWEN
.....(Seal)
.....(Seal)

1976 JUN 14 AM 9:32
JUDGE OF PROBATE
STATE OF ALA. SHIRLEY L. BROWN
CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, VEDA T. PRAYTOR, a Notary Public in and for said County, in said State, hereby certify that Billy D. Bowen and wife Gloria R. Bowen 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 25th day of November, A. D., 1975

Veda T. Praytor
Notary Public.