

This instrument was prepared by

(Name) John C. Hensley

(Address) 3419 Montgomery Highway, Elham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand - - - - - (\$5,000.00) - - - - - and 10/100 DOLLARS

and the assumption of the first mortgage described herein below:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

John Warren Howard, an unmarried man and Karen D. Howard, an unmarried woman

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

Emmett Bowman and wife, Margaret P. Bowman

(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:

Lot 3, in Block 1, according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

The grantees herein assume and agree to pay the balance of the indebtedness secured by that certain first mortgage executed by the grantors in favor of Johnson & Associates Mortgage Co., as same is recorded in Map Book 353, Page 826, in the Probate Office aforesaid. Said mortgage having a principal balance of approximately \$10,103.72.

Subject to easements, restrictions and limitations of record.



19770124000006400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1977 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 11th day of January, 1977.

(Seal)

(Seal)

(Seal)

John Warren Howard
John Warren Howard

Karen D. Howard
Karen D. Howard

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John Warren Howard, an unmarried man and Karen D. Howard, an unmarried woman 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 11th day of January, A. D., 1977.

John C. Hensley

BOOK 303 PAGE 458