

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

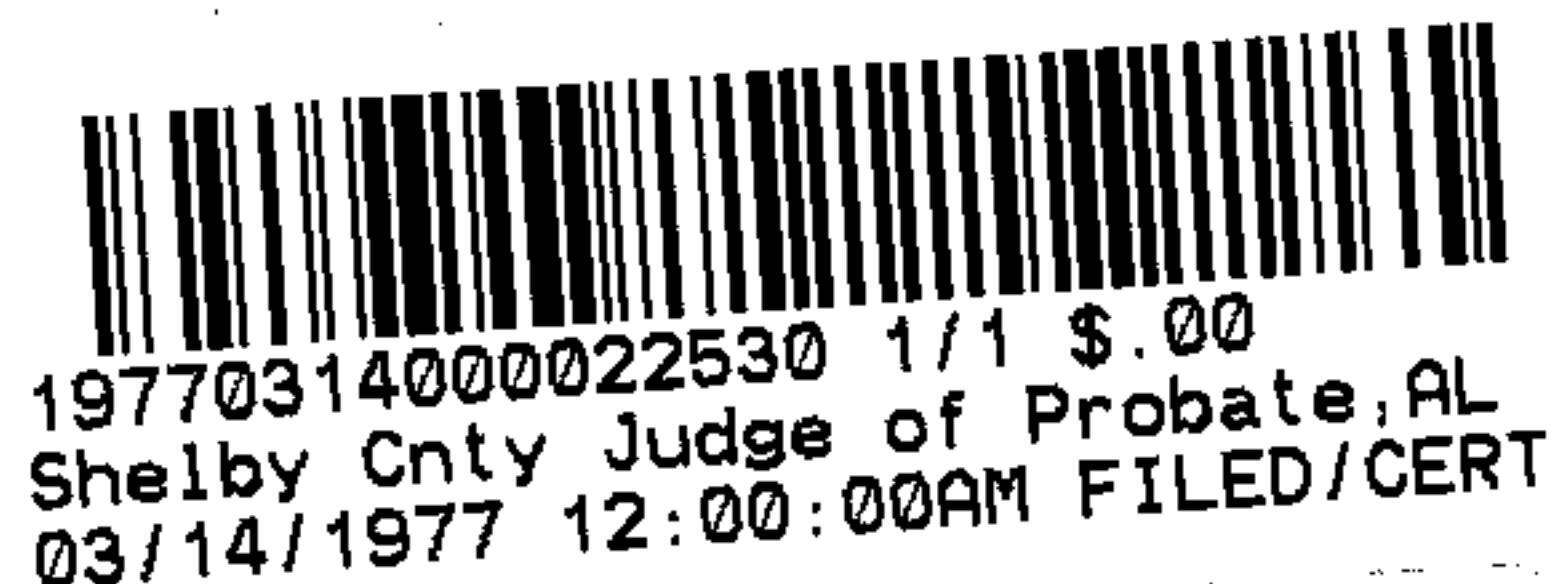
That in consideration of Twenty-One Thousand Five Hundred & No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Luke A. Bowers & wife, Lorine Bowers and Willard Lynn Bowers & wife, Linda J. Bowers
(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry Cohen & wife, Toni Kline
(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:

From the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 East, run northwardly along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 330 feet to the point of beginning of the property as described; thence continue in a straight line along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 564.44 feet; thence left 86 degrees 33'15" a distance of 811.98 feet; thence left 54 degrees 48'45" a distance of 487.37 feet; thence left 57 degrees 38'45" a distance of 151.57 feet; thence left 45 degrees 03'30" a distance of 62.33 feet; thence left 22 degrees 25' a distance of 1011.27 feet to the point of beginning of the property herein described. Except that part occupied by existing roads.

Subject to easements and restrictions of record.



1977 MAR 14 PM 2:17
JUDGE OF PROBATE
\$2.50
Ind 1.00
\$25.00

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:

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 and seal, this 9th day of March, 1977

WITNESS:

Willard Lynn Bowers
Willard Lynn Bowers
Linda J. Bowers

Lorine Bowers
Lorine Bowers
Luke A. Bowers
Luke A. Bowers

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Luke A. Bowers & wife, Lorine Bowers and Willard Lynn Bowers & wife, Linda J. Bowers, 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 9th day of March, A.D., 1977