

Brenda B. Bowen

1783 52nd Street, Bham, Al 35208

579

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 Ten dollars

DOLLARS

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

Jerry Lee Bowen and wife, Brenda B. Bowen
(herein referred to as grantors) do grant, bargain, sell and convey untoJerry Lee Bowen and wife, Brenda B. Bowen
(herein referred to as GRANTEEES) 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:

That certain real property which is more particularly described as set forth on

Exhibit "A", which is attached hereto and made a part hereof.

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312 PAGE
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Shelby Cnty Judge of Probate, AL
05/11/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 10th day of May 1978

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1978 MAY 11 PM 1:51

Rec 3.00

Deed 1.00

Deed .50

General Acknowledgement

State of Alabama JUDGE OF PROBATE

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Lee Bowen and wife, Brenda B. 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 10th day of May

A. D., 1978

Jerry Lee Bowen

1783 52nd St.

Bham, Al. 35208

Virginia H. McDonald

Notary Public

EXHIBIT "A"

A tract of land situated in Section 5, Township 20 south, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 1325.04 feet to the Northwest corner of said 1/4 1/4 Section; thence turn an interior angle of 88° 53' 00" and run to the right in an Easterly direction along the North line of said 1/4 1/4 Section a distance of 133.03 feet to a point; thence turn an interior angle of 271° 07' 00" and run to the left in a Northerly direction a distance of 110.23 feet to a point on the Southerly right-of-way line of Shelby County Road #438; thence turn an interior angle of 65° 09' 00" and run to the right in a Southeasterly direction along the Southerly right-of-way line of said Shelby County Road #438 a distance of 119.09 feet to a point; thence turn an interior angle of 163° 36' 45" and run to the right in a Southeasterly direction along the Southerly right-of-way line of said Shelby County Road #438 a distance of 398.73 feet to a point; thence turn an interior angle of 192° 49' 10" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 483.32 feet to a point; thence turn an interior angle of 160° 17' 00" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 212.20 feet to a point; thence turn an interior angle of 202° 25' 00" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 559.64 feet to a point; thence turn an interior angle of 171° 37' 50" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 625.19 feet to a point; thence turn an interior angle of 169° 08' 20" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 215.98 feet to a point; thence turn an interior angle of 203° 03' 10" and run to the left in a Southeast-erly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 87.48 feet to a point on the South line of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 1 East; thence turn an interior angle of 20° 51' 15" and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 1049.37 feet to the Southwest corner of said 1/4 1/4 Section; thence turn an interior angle of 179° 57' 30" and run to the right in a Westerly direction along the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5 a distance of 1312.04 feet to the point of beginning; containing 40.84 acres more or less.

