

THIS INSTRUMENT PREPARED

NAME Joel C. Watson, Attorney at Law 1009

ADDRESS P. O. Box 987, Alabaster, Alabama 35007

WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama

Shelby COUNTY

Know All Men By These Presents,

That in consideration Six Thousand & no/100-----DOLLARS

and other good and valuable consideration  
to the undersigned grantor Louis P. Bowen and wife Joan M. Bowen

in hand paid by Max O. Busby and Donald G. Pouncey

the receipt whereof is acknowledged unto the said Louis P. Bowen and wife Joan M. Bowen

do grant, bargain, sell and convey unto the said Max O. Busby and Donald G. Pouncey

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lots 5, 6 and 7 in Block 61, according to the Plan and Survey of Dunstan's Map of Calera, Alabama.

Subject to easements and restrictions and rights-of-way of record.

Grantees herein expressly agree to assume and pay that certain mortgage to United Federal Savings and Loan Association by Louis P. Bowen and wife Joan M. Bowen in the approximate amount of \$52,000.00 executed on July 31, 1978 and recorded on August 2, 1978 in Mortgage Book 381 page 250 Shelby County Courthouse, Probate Court, Columbiana, Alabama.

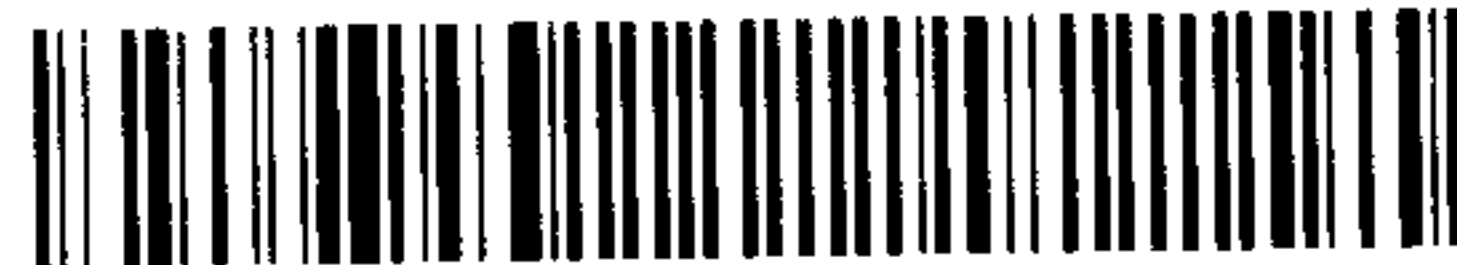
BOOK 317 PAGE 495

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

819 JAN 30 AM 8:42

Thomas A. Shivers, Jr.  
JUDGE OF PROBATE

Deed tax - 600  
Rec. 150  
Ind 100  
8.50



19790130000012040 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/30/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 on this 29th day of January, 1979.

WITNESS:

Neal H. Philby Jr

Louis P. Bowen  
Louis P. Bowen and wife

Joan M. Bowen  
Joan M. Bowen

State of ALABAMA  
SHELBY COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis P. Bowen and Joan M. Bowen whose name ~~S~~ ar esigned to the foregoing conveyance, and who are know 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 29th day of January

United Federal  
Form 3013 (1-76)  
101 No. 1st Street

Patsy Posey  
Notary Public