



american title insurance company



19800307000028390 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
03/07/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) James F. Burford, III
(Address) Suite 200, 500 Hoover Plaza, 500 Southland Drive, Birmingham, AL 3522

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWELVE THOUSAND and 00/100 (\$12,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
--GLADYS L. WILLIAMS, unmarried--

(herein referred to as grantors) do grant, bargain, sell and convey unto
--HAROLD D. BOWMAN and MARY I. 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:

For legal description, see Exhibit A, attached hereto and incorporated by reference herein.

Subject to: Schedule B, Section 2, Commonwealth Land Title Binder:

2. Taxes due in the year 1980, and thereafter.
3. Mineral and mining rights and all rights incident thereto are not hereby insured.
4. Easements to Alabama Power Company in Volume 101, page 551, Volume 102, page 62, Volume 112, page 49, Volume 194, page 62 and Volume 244, page 674.
5. Right of Way to Southern and Northern Alabama Railroad in Volume 37, page 415.
6. Right of Way to L & N Railroad in Volume 54, page 400.

\$9,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

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 ~~do~~ do for myself ~~and my heirs~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ 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, I have hereunto set my hand(s) and seal(s), this 4 day of MARCH, 1980

WITNESS:

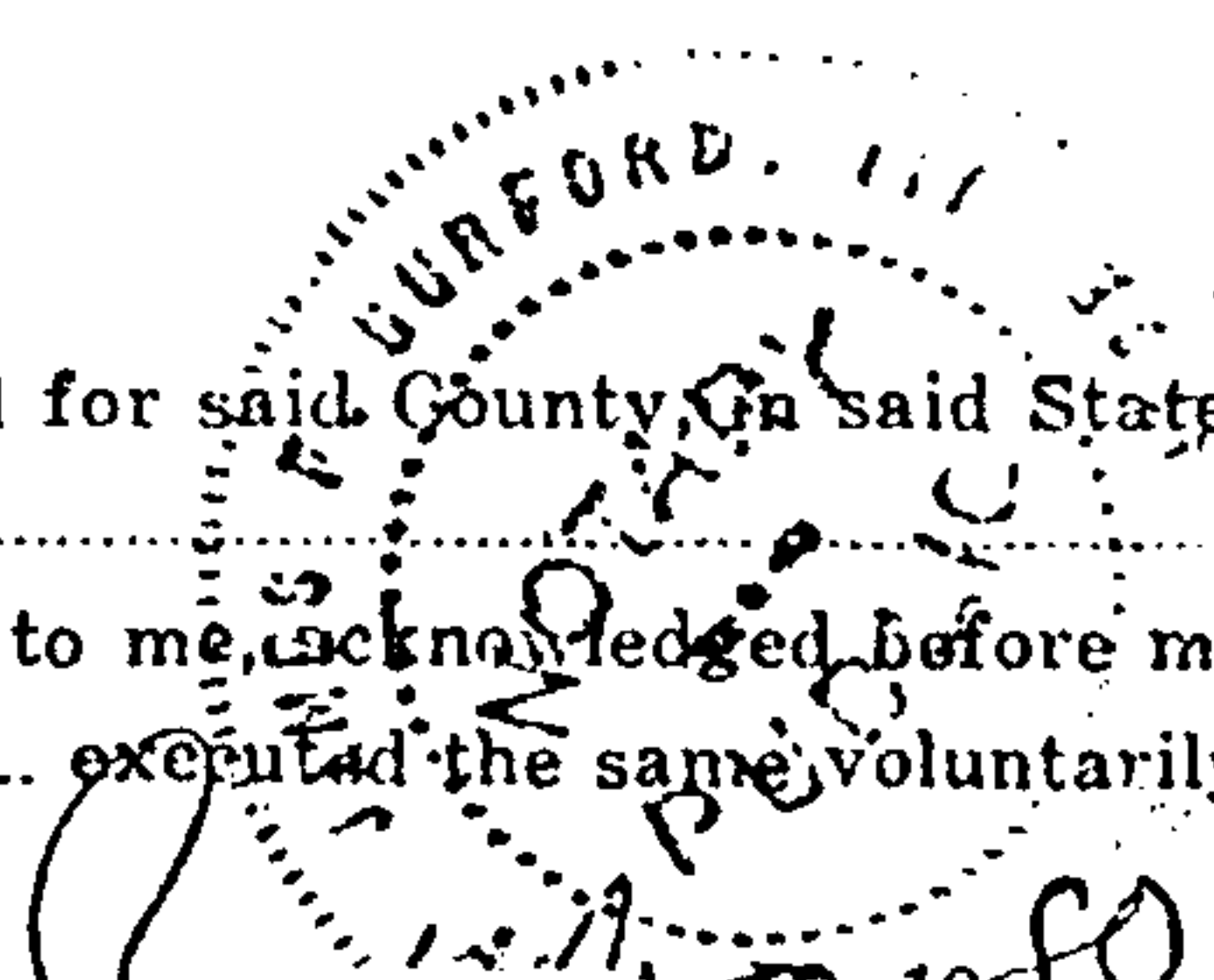
.....(Seal) Gladys L. Williams (Seal)
.....(Seal) GLADYS L. WILLIAMS (Seal)
.....(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Gladys L. Williams, unmarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given un hand and official seal this 4 day of MARCH 1980



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COMMONWEALTH LAND TITLE INSURANCE COMPANY
PHILADELPHIA, PENNSYLVANIA

File No. OC78-14809

Policy No.

LEGAL DESCRIPTION

Part of the NW 1/4 of NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the northeast corner of said 1/4-1/4 section, run in a westerly direction along the north line of said 1/4-1/4 section for a distance of 173.3 feet; thence turn an angle to the left of 64 degrees, 15 minutes more or less, and run along the northwest boundary line of the William R. and Ethel P. Pool property for a distance of 210.5 feet; thence turn an angle to the right of 8 degrees, 26 minutes and run along said Pool Boundary for a distance of 232 feet; thence turn an angle to the left of 92 degrees and run in a southeasterly direction for a distance of 100 feet, to a point "A"; thence turn an angle to the left of 43 degrees, 30 minutes and run in a northeasterly direction for a distance of 138.00 feet, more or less, to a point on the west right-of-way line and 20 feet from the centerline of Aaron Road, said point being the point of beginning; thence turn an angle to the right of 180 degrees and run in a southwesterly direction for a distance of 138 feet, more or less, to previously mentioned point "A"; thence turn an angle to the right of 43 degrees, 30 minutes and run in a northwesterly direction for a distance of 100 feet; thence turn an angle to the left of 88 degrees, 00 minutes and run in a southwesterly direction for a distance of 128.52 feet; thence turn an angle to the left of 91 degrees, 59 minutes and run in a southeasterly direction for a distance of 211.62 feet to a point on the northwest right-of-way line of Kristen Circle; thence turn an angle to the left and run in a northeasterly direction along said northwest right-of-way line for a distance of 150 feet, more or less, to a point of intersection with the west right-of-way line of Aaron Road; thence turn an angle to the left and run in a northerly direction along said west right-of-way line for a distance of 145 feet, more or less, to the point of beginning, containing 0.9 acres, more or less

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

1980 MAR -7 AM 8:30

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 3.00 Secmtg. 401-241
Fee 3.00
Index 1.00

7.00

ORIGINAL

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