

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36210

Send tax notice to:
Steve A. Bowen
1337-3rd Court S.W.
Alabaster, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty thousand and no/100 (\$20,000.00) DOLLARS
and the assumption of the mortgage recorded in Mortgage Book 351, page 850, Probate
Office of Shelby County, Alabama
to the undersigned grantor or grantors to hold paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Phillip E. Gilbert and wife, Jayne D. Gilbert
(herein referred to as grantors) do grant, bargain, sell and convey unto

Steve A. Bowen and Laura B. Bowen
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Jefferson County, Alabama to-wit:

Lot 35, according to the resurvey of Lots 31, 32 and 33, according to
the survey of Kenton Brant Nickerson Subdivision as recorded in Map
Book 5, page 88 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to taxes for 1984.

Subject to easements, building lines and right-of-ways of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness
secured by the above mortgage.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 other-
wise 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 16th
day of May, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAY 18 AM 8:30

Thomas A. [Signature]
JUDGE OF PROBATE

Rec'd by 2000
2250

Phillip E. Gilbert (Seal)
Jayne D. Gilbert (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State,
hereby certify that Phillip E. Gilbert and wife, Jayne D. Gilbert
whose name s 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 16th day of May, A. D., 19 84