

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

Send tax notice to:
Robert D. Cowan
5173 Wellstone Circle
Birmingham, AL

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 Ninety nine thousand five hundred and no/100 (\$99,500.00) DOLLARS

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

William E. Mitchell and wife, Judith A. Mitchell
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert D. Cowan and Betty H. Cowan

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 73, according to the survey of Homestead, Third Sector, as recorded in Map Book 6, page 118, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1984.

Mineral and mining rights excepted.

Subject to restrictions, building lines and agreement with Alabama Power Company of record.

Subject to easements of record.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 otherwise 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 14 day of May, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I, James E. Mitchell (Seal)
JUDITH A. MITCHELL (Seal)
H2.00 1984 MAY 29 PM 12:42 (Seal)
444-483

Florida
STATE OF Alabama
Hellbough COUNTY

William E. Mitchell (Seal)
Judith A. Mitchell (Seal)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Mitchell and wife, Judith A. Mitchell 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 14 day of May, A. D., 19 84

My commission expires:

Notary Public, State of Florida At Large
My Commission Expires June 8, 1985
Bonded by Fidelity Insurance Co.

Mary G. Backlund

Notary Public.