

This instrument was prepared by

(Name) Lamar Ham(Address) 3512 Old Montgomery Highway
Birmingham, ALWARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Three Thousand Seven Hundred Fifty and 00/100----- DOLLARS
and the assumption of the mortgage recorded in Mortgage Book 402 Page 551 in the
Probate Office of Shelby County, Alabama,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John C. Atkinson and wife, Glenda K. Atkinson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert J. Bowden and Sara L. Bowden
(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 34, according to the survey of Valley Station, Second Sector, as recorded
in Map Book 7, page 48, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, transmission line permits,
building setback lines, mineral and mining rights and rights of way of record.

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

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT NO. _____

1984 OCT 16 AM 10:18

Deed Tax 2400
Reg 250
Sub 100
2750

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 2
day of October, 1984

WITNESS:

(Seal)_____
(Seal)_____
(Seal)

John C. Atkinson (Seal)
John C. Atkinson

Glenda K. Atkinson (Seal)
Glenda K. Atkinson

TEXAS
STATE OF ALABAMA

SMITH COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John C. Atkinson and wife, Glenda K. Atkinson
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 2 day of October, A. D., 1984

Form 31-A

My Commission Expires 5-19-88

Geraldine Brooks
Notary Public.

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.