

1096

SEND TAX NOTICE TO:
Joseph H. Bowman
1220 Country Rd. 264
Alabaster, AL 35007

This instrument was prepared by
(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand and 00/100-----Dollars

to the undersigned grantor, Deer Springs Estates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Joseph H. Bowman and Cathy 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:

Lot 6, according to the Survey of Meadow Brook 11th Sector as recorded in Map Book 9, page 6 A & B in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, agreements, mineral and mining rights, and rights of way of record.

\$ 18,750.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 009 PAGE 684

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1984 NOV 26 AM 10:14
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ _____
Deed Tax	6.50
Mineral Tax	_____
Recording Fee	2.50
Index Fee	1.00
TOTAL	\$ 10.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Henry K. McBride who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of November 19 84

ATTEST: _____
Secretary
By Henry K. McBride
Henry K. McBride President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned _____ a Notary Public in and for said County in said State, hereby certify that Henry K. McBride whose name as President of Deer Springs Estates, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of November 19 84

Lamar Ham

Henry K. McBride
Notary Public
My Commission Expires November 1985