

This instrument was prepared by

(Name) Louis Fleisher

(Address) 529 Brown Marx Building
Birmingham, Alabama 35203

WARRANTY 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 \$6,250.00 and the assumption of \$7,500.00 of the indebtedness secured by the mortgage hereinafter described, DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN B. HAMPTON, JR., and wife, JANE E. HAMPTON

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN W. BOWMAN and MARY H. BOWMAN

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

SHELBY

County, Alabama to-wit:

An undivided one-fourth (1/4th) interest in and to the real estate described in Exhibit "A" attached hereto and made a part hereof.

Subject to the rights of way, reservations and exceptions set forth in that certain deed to John B. Hampton, Jr., from Butts and Billingsley Construction Company, Inc. conveying said real estate, dated January 11, 1985.

Grantees herein assume 1/4th of the indebtedness secured by that certain purchase money mortgage made by John B. Hampton, Jr., to Butts and Billingsley Construction Company, Inc. covering the property described in Exhibit "A" hereto, dated January 11, 1985, which mortgage indebtedness is in the principal amount of \$30,000.00, and grantees hereby agree to pay said 1/4th of said mortgage according to its terms.

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 11th day of January, 1985

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

John B. Hampton, Jr. (Seal)
Jane E. Hampton (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that John B. Hampton, Jr. and wife, Jane E. Hampton
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 11th day of January

85
A. D., 19__

EXHIBIT 'A'

PARCEL I: All that part of the SE 1/4 of Section 29, Township 19 South, Range 2 East lying south of re-located U. S. Highway No. 280 and Northwest of the Seaboard Coast Line Railroad.

BOOK 014 PAGE 842 LESS AND EXCEPT, the following described property: Begin at a point on the West line of the SE 1/4 of Section 29, Township 19 South, Range 2 East and the South right of way line of U. S. Hwy. No. 280 (before re-location), thence run Southeast along the South right of way line of U. S. Hwy. No. 280 (before re-location), a distance of 122.90 feet; thence turn an angle of 90 deg. to the right and run a distance of 200.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 67.86 feet to the West line of said SE 1/4; thence turn an angle of 74 deg. 36 min. 47 sec. to the right and run North along the said 1/4 line a distance of 207.43 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

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

1985 JAN 15 AM 8:44

T. R. ...
JUDGE OF THE COURT

Book by - 6.50
Rec - 5.00
Dist - 1.00
12.50