

NAME Jerry L. Bowen

ADDRESS: Rt. 1 Box 166 Wilsonville, Al 35186

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama
Shelby COUNTY

Know All Men By These Presents.

That in consideration of nine thousand, nine hundred dollars and no/100-----DOLLARS to the undersigned grantor Jerry L. Bowen and wife, Brenda B. Bowen in hand paid by Raymond M. Trott Jr. and Raymond M. Trott Sr. the receipt whereof is acknowledged we the said Jerry L. Bowen and wife, Brenda B. Bowen do grant, bargain, sell and convey unto the said Raymond M. Trott Jr. and Raymond M. Trott Sr. the following described real estate, situated in Shelby County, Alabama,

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to-wit: Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 28, Township 19, South Range 1, East, Thence N 20°30' W along the east line of said 1/4 1/4 Section 543.78 Ft. to the point of beginning of tract herein described. Thence continue N 20°30' W along the east line of said 1/4 1/4 Section 382.38 Ft. to the Southeasterly right-of-way of Highway #55. Thence S 49°50' W along said right-of-way, 98.90 Ft. Thence E 48°18' W along said right-of-way, 370.10 Ft. Thence S 45°49' W along said right-of-way 259.02 Ft. to the center line of a Pipe line, right-of-way. Thence S 86°58' E along the center line of said right-of-way, 245.30 Ft. Thence N 68°34' E along the center line of said right-of-way 332.33 Ft. to the point of beginning. Containing 2.914 Acres, less pipe line right-of-way.

Subject to that certain mortgage held by Ruby G. Gardner. The purchaser has the option to reduce the total purchase price to \$9,450.00 and obtain a release from the Gardner mortgage if they pay off this, Trott to Bowen, mortgage within six months of this date. Release from Gardner mortgage and clear title to be granted after Jan. 12, 1986.

Purchasers to equally split road frontage and acreage.

Sale contingent upon getting health permit for septic tank within 30 days. ~~and pay off within 6 months of date of closing.~~

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

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:

Jerry L. Bowen and wife, Brenda B. Bowen state 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 and seal, this 9 day of July 1985.

WITNESS: Joe D. Vance 1985 AUG 27 AM 9:57 Jerry L. Bowen
Joe D. Vance Brenda B. Bowen

State of Alabama
Shelby COUNTY

General Acknowledgement

I, Margaret Francis Vance, a Notary Public in and for said County, in said State hereby certify that Jerry L. Bowen and wife Brenda B. Bowen whose name is ARC signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance they have know to me, acknowledged before me on the day the same bears date. they have executed the same voluntarily.

Given under my hand and official seal this 9 day of July A. D., 1985
Margaret Francis Vance
Notary Public

My commission expires 9-4-85

Form 3013 (Rev. 6-76)
At 1 Box 78
Wilsonville Al
35078