

This instrument was prepared by

and tax notice to: John Bowman
5218 Post House Lane
Birmingham, AL 35243

(Name) Douglas D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, AL 35203

Form 1-1.5 Rev. 1-86

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ** THIRTY-EIGHT THOUSAND and 00/100 (\$38,000.00) ***** DOLLARS

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

Meadow Brook Heights, A General Partnership

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

John W. Bowman and Mary H. 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 24 according to the survey of Meadow Brook, 16th Sector, 1st Phase, as recorded in Map Book 9, Page 143 in the office of the Judge of Probate of Shelby County, Alabama.

The above described property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Mineral and mining rights excepted.

\$30,000.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

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

1986 APR -4 PM 2:45

1. Deed Tax \$ 8.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 11.50

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 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, I have hereunto set my hand(s) and seal(s), this 17th day of March 1986

Meadow Brook Heights, A General Partnership

WITNESS:

By: Douglas D. Eddleman (Seal)
Its: General Partner

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, as General Partner of Meadow Brook Heights, A General Partnership, whose name 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 partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March

Anthony D. Snadle

My Commission Expires 7/15/89