

This instrument was prepared by

(Name) Epperson Realty Co.
Rt. 3 Box 874-A
(Address) Leeds, Alabama 35094

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1906



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and 00/100-----DOLLARS
And other good and sufficient consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Earl Braxton Bowdoin, Ollie Ophelia Bowdoin and Colbert Braxton Bowdoin
(herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Brad Bowdoin and Ollie Ophelia Bowdoin
(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:

From the point where the south line of the NE 1/4 SW 1/4 of Section 4 intersects the
Easterly boundary of Alabama Highway 25, at a 1/2 inch rebar run S 69 degrees 43 minutes
38 seconds W 80.0 feet to a 3/8 inch rebar on the westerly boundary of said highway
and the point of beginning of property herein described; thence N 16 degrees
12 minutes 45 seconds W along said westerly boundary 304.9 feet to the center-
line of a driveway between the store buildings; thence S 47 degrees 39 minutes
58 seconds W along said center-line 129.46 feet; thence S 11 degrees 17 minutes
58 seconds W along said center-line 73.71 feet; thence S 53 degrees 33 minutes
52 seconds E to the east boundary of said driveway 16.39 feet; thence S 49
degrees 12 minutes 06 seconds E 202.52 feet to a rebar along a fence; thence
N 73 degrees 00 minutes 58 seconds E 30.15 feet to the point of beginning,
being a part of the E 1/2 SW 1/4 of Section 4, Township 18 South, Range 1 East,
Shelby County, Alabama.

LESS AND EXCEPT an Easement 15 feet in width on the Southeast side of the
northwest boundary along the existing driveway.

ALSO an easement 15 feet in width on the northwest side of the northwest
boundary along the existing driveway.

- 1. Deed Tax \$ 1.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 5.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
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BOOK 078 PAGE 187

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, we have hereunto set our hand(s) and seal(s), this 25th
day of June, 1986

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Earl B. Bowdoin (Seal)
Earl Braxton Bowdoin
Ollie Ophelia Bowdoin (Seal)
Ollie Ophelia Bowdoin
Colbert Braxton Bowdoin (Seal)
Colbert Braxton Bowdoin

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Paul B. Bowdoin, Ollie Ophelia Bowdoin & Colbert Braxton Bowdoin
whose name is set out 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 25th day of June

Rt. # 1 Box 935
Leeds Al. 35094 Jimmy on a Gamble