

This instrument was prepared by:
(Name) Epperson Realty Co.
(Address) Rt. 3 Box 854
Leeds, Alabama 35094

Send Tax Notice to:
(Name) _____
(Address) _____

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,
/ Ollie Ophelia Bowdoin, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ollie Ophelia Bowdoin and Braxton C. 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 NW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ run N 89 degrees 25 minutes 41 seconds E along the $\frac{1}{4}$ line 470 feet; thence S 2 degrees 21 minutes 15 seconds E and parallel with the west line of said $\frac{1}{4}$ 406.5 feet to the point of beginning of property herein described thence continue S 2 degrees 21 minutes 15 seconds E 606 feet; thence N 32 degrees 00 minutes E 351.5 feet; thence N 68 degrees 08 minutes 55 seconds W 210 feet; thence N 32 degrees 00 minutes E 168.71 feet to the southwesterly boundary of Alabama Highway 25 thence N 59 degrees 30 minutes 15 seconds W along said boundary 135.31 feet to the point of beginning, being a part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, Township 18 South Range 1 East, Shelby County Alabama and containing 1.1 acres more or less.

Note: this is non-homestead property of the grantor.

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

1987 JUL 15 AM 9:18

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

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 for 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 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 9th day of July, 19 87.

WITNESS

(Seal) Ollie Ophelia Bowdoin (Seal)
OLLIE OPHELIA BOWDOIN

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY } **General Acknowledgment**

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ollie Ophelia Bowdoin 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July A.D., 19 87

Thomas A. Snowden, Jr.
Notary Public