

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**

500.00

**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 GRANTEEES herein, the receipt whereof is acknowledged, we,

Colbert Braxton Bowdoin, a single man  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Braxton C. Bowdoin and Ollie Ophelia Bowdoin

(herein referred to as GRANTEEES 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 \_\_\_\_\_

A parcel of land being a part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  and part  
 of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 4, Township 18 South, Range 1 East.  
 Beginning at the intersection of State Highway 25 and Shelby  
 County Road 41 on west side of Highway 25 and North side of Shelby  
 Road 41 and proceed North along said Highway 25 to the south line  
 of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, Township 18 South, Range 1 East, about  
 300 feet; thence west along said south line about 225 feet to  
 the old Columbiana-Ashville Road; thence S. W. along the said  
 Columbiana-Ashville Road to its intersection with County  
 Road 41, about 790 feet; thence East along the County Road 41 to the point of beginning,  
 about 780 feet. Said parcel of land being 4  $\frac{1}{2}$  acres more or less, situated in  
 Shelby County, Alabama, \_\_\_\_\_.

565  
 140 500  
 STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

1987 JUL 15 AM 9:19

Thomas A. Shoultz, Jr.  
 JUDGE OF PROBATE

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

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES,  
 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 GRANTEEES, 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)

(Seal)

(Seal)

Colbert Braxton Bowdoin (Seal)  
 COLBERT BRAXTON BOWDOIN

(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 Colbert Braxton 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 he 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

Shelby B. Shoultz