

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,

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 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:

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 it's 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.

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

1987 JUL 15 AM 9:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax 250
3. Recording Fee 100
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)

(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