

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,

✓ 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:

EXHIBIT "A" ATTACHED

BOOK 140 PAGE 566

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)

Ophelia Bowdoin (Seal)
OPHELIA 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 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

Braxton C. Bowdoin

EXHIBIT "A"

Begin at the Holcomb corner at the branch 30 feet East of center post of concrete bridge on Birmingham-Vincent Highway; thence northeast 1.6 chains to Central of Georgia Railroad right-of-way, thence Northwest along said right-of-way to North line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ ten (10) chains; thence West along said line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ one fourth mile and continue to the Columbiana-Ashville Highway 4.6 chains; thence Northeast along said Highway to intersection with Birmingham-Vincent Highway ten (10) chains; then begin at Junction of Birmingham-Vincent Highway and Columbiana-Ashville Highway of East side and run South along Birmingham-Vincent Highway four (4) chains to South line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence East along said line four (4) chains to Branch; thence Northwest along the Branch to point of beginning.

LESS AND EXCEPT:

From the point where the south line of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4 intersects the Easterly boundary of Alabama Highway 25, at a $\frac{1}{2}$ inch rebar run S 69 degrees 43 minutes 38 seconds W 80.0 feet to a $\frac{3}{8}$ inch rebar on the westerly boundary of said highway and 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 centerline 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.

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.

LESS AND EXCEPT:

From the point where the northwesterly boundary of the Ashville Road intersects the easterly boundary of Alabama Highway 25, the point of beginning of property herein described run northerly along the easterly boundary of said Highway 25 560 feet more or less to the center-line of the branch; thence S 63 degrees 33 minutes E along said branch 65 feet; thence S 22 degrees 56 minutes E along the branch 480 feet to a point on the northwesterly boundary of the Ashville Road; thence southwesterly along said boundary 157 $\frac{1}{2}$ feet more or less to the point of beginning.

ALSO LESS AND EXCEPT:

From the point where the south line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ intersects the east boundary of Alabama Highway 25, the point of beginning of property herein described run northerly along said boundary 150 feet to the southeasterly boundary of Ashville Road; thence northeasterly along said boundary 165' to the centerline of the branch; thence S 20 degrees 56 minutes E along the center-line of the branch 90 feet; thence S 00 degrees 11 minutes W along said branch 63.25 feet; thence S 66 degrees 34 minutes E along said branch 253 feet to a point on the South $\frac{1}{4}$ line; thence S 89 degrees 25 min. 41 $\frac{1}{2}$ W along said $\frac{1}{4}$ line 362.82 feet to the point of beginning.

ALL the foregoing described property being a part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 4, Township 18, Range 1 East, Shelby County, Alabama.

Note: This is non-homestead property of the Grantor.

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

1987 JUL 15 AM 9:19

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50

2. Mtg. Tax 500

3. Recording Fee 100

4. Indexing Fee 650

TOTAL

1300