

This instrument was prepared by
Louis Fleisher, Attorney
#1 Independence Dr. S 900
Birmingham, Alabama 35209

Send Tax Notice to:

STATE OF ALABAMA)
JEFFERSON COUNTY)

1548
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Thousand and no/100 Dollars, other valuable considerations and the assumption of mortgage indebtedness as hereinafter set forth, to the undersigned grantors, JOHN W. BOWMAN AND WIFE, MARY H. BOWMAN, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, JOHN W. BOWMAN AND WIFE, MARY H. BOWMAN (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES F. HAMPTON (herein referred to as grantee) an undivided one-twelfth (1/12th) interest in and to the following described real estate, situated in SHELBY County, Alabama, to-wit:

All that part of the SE 1/4 of Section 29, Township 19 South, Range 2 East lying south of re-located U. S. Highway No. 280 and Northwest of the Seaboard Coast Line Railroad.

LESS AND EXCEPT, the following described property:
Begin at a point on the West line of the SE 1/4 of Section 29, Township 19 South, Range 2 East and the South right of way line of U. S. Highway No. 280 (before re-location), thence run Southeast along the South right of way line of U. S. Highway No. 280 (before re-location), a distance of 122.90 feet; thence turn an angle of 90 degrees to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees to the right and run a distance of 67.86 feet to the West line of said SE 1/4; thence turn an angle of 74 degrees 36 minutes 47 seconds to the right and run north along the said 1/4 line a distance of 207.43 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to the rights of way, reservations and exceptions set forth in that certain deed to John B. Hampton, Jr. from Butts and Billingsley Construction Company, Inc., conveying said real estate, dated January 11, 1985.

Grantee herein assumes and agrees to pay a total of 1/3rd of the balance due on that certain mortgage made by John B. Hampton, Jr., to Butts and Billingsley Construction Company, Inc., dated January 11, 1985, covering the above described property.

Subject to ad valorem taxes for the current tax year.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

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And we do for ourselves and for my our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16 day of SEPTEMBER, 1987.

John W. Bowman (Seal)
JOHN W. BOWMAN

Mary H. Bowman (Seal)
MARY H. BOWMAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN W. BOWMAN AND WIFE, MARY H. BOWMAN, whose names are 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 16 day of SEPTEMBER, 1987.

Frank R. [Signature]
NOTARY PUBLIC

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|------------------|----------------|
| 1. Deed Tax | \$ <u>4.00</u> |
| 2. Mtg. Tax | <u> </u> |
| 3. Recording Fee | <u>5.00</u> |
| 4. Indexing Fee | <u>1.00</u> |
| TOTAL | <u>10.00</u> |

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

1987 SEP 21 AM 8:16

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE