

2203

Birmingham Title Company, Inc.

814 NORTH 21ST STREET - PHONE 205-324-8282
Birmingham, Alabama 35203

This instrument was prepared by

(Name) Jerry L. Bowen

(Address) 251 County Rd. 438 Wilsonville, Al 35186



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand, five hundred dollars and no/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Darrell Webb Trott, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jerry L. Bowen and wife, Brenda B. Bowen
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

1. Dead Tax	\$ 3.50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	7.00

Shelby County, Alabama to-wit:

Commence at the S.E. Corner of the S.W. 1/4 of S.E. 1/4 of Section 28, Township 19, South Range 1, East, thence N 2° 30' W along the East line of same 543.78 ft., thence s 68° 34' W along the center line of a Pipe line 103.10 ft. to the point of beginning, thence continue along the last named course 229.23 ft. thence N 86° 58' W along said Pipe line 245.30 ft. to the Southeasterly right of way line of Highway #55, thence N 45° 49' E along said right of way 259.02 ft. thence N 48° 18' E along said right of way 130.58' ft. thence S 41° 42' E 263.27 ft. to point of beginning.

According to the survey of F.W. Meade Reg. #9124, made on the 7th day of Oct. 1987.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said 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 16th day of October, 19 87.

WITNESS:
Raymond M Trott (Seal) Darrell W Trott (Seal)
Shonda J Trott (Seal)
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

STATE OF ALABAMA }
Shelby COUNTY } 1987 OCT 30 PM 3:51

I, Margaret Francis Vance Thomas A. Vance a Notary Public in and for said County, in said State, hereby certify that Darrell Webb Trott, a single man 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 16th day of October A. D., 19 87

Jerry L. Bowen

Margaret Francis Vance Notary Public
Commission Expires 30-89