

1831

SEND TAX NOTICE TO:

(Name) Deborah K. Cowan
1990 Chandalar Court
(Address) Pelham, Alabama 35125

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 1572 Montgomery Highway Birmingham AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Four Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Doug and Nan Unkenholz, A married couple

(herein referred to as grantors) do grant, bargain, sell and convey unto

Deborah K. Cowan, an unmarried woman and Charles E. Cowan, a married man
and his wife, Betsy D. Cowan

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Said real property being more particularly described on the
attached Exhibit "A" which is incorporated herein in haec verba.
Subject to all easements, restrictions and rights of way of
record.

Thirty Five Thousand and Two Hundred Dollars (\$35,200.00) of
the purchase price recited herein is secured by a purchase
money mortgage recorded simultaneously herewith.

The undersigned Nan Unkenholz is one and the same as Nan
Ginsburg who is named as grantee on previous deed.

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, we have hereunto set our hand(s) and seal(s), this 15th
day of July, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

Doug Unkenholz (Seal)
Nan Unkenholz (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

I, J. Dan Taylor, a Notary Public in and for said County, in said State,
hereby certify that Deborah K. Cowan and Charles E. Cowan and Betsy D. Cowan
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 15th day of July, A.D., 19 88

Notary Public.

BOOK 196 PAGE 245

Unit "D", Building 10, of Chandalar Townhouses, Phase 2, located in the Southwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Quarter-Quarter section; thence in a Northerly direction, along the East line of said Quarter-Quarter section, a distance of 840.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 81.8 feet; thence 90 degrees right, in a Northerly direction, a distance of 17.1 feet to the point of beginning; said point being further identified as the Southwest corner of said Unit "D"; thence 89 degrees 00 minutes 33 seconds right, in an Easterly direction along the centerline of a party wall and the outface of a wood fence a distance of 58.1 feet to the Southeast corner of said wood fence; thence 90 degrees left, in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C" and "D", a distance of 11.6 feet to the Southwest edge of a storage building; thence 90 degrees right, in an Easterly direction along the South side of said storage building, a distance of 4.2 feet; thence 90 degrees left, in a Northerly direction along East side of said storage building, a distance of 6.4 feet; thence 90 degrees left, in a Westerly direction along North side of storage building, a distance of 4.2 feet to a point on the outer face wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right, in a Northerly direction along the East side of said wood fence a distance of 6.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left, in a Westerly direction along the centerline of a wood fence and party wall common to Units "C" and "D", and another wood fence common to Units "C" and "D", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Southerly direction along the outer face of said wood fence across the front of Unit "D", a distance of 24.0 feet to the Southwest corner of said wood fence; thence 90 degrees left, in an Easterly direction along the outer face of a wood fence a distance of 9.9 feet to the point of beginning, as recorded in Map Book 7, Page 166. Subdivision known as Chandalar Townhouses.

Situated in Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 26 PM 6:02

Thomas P. Cunningham, Jr.
JUDGE OF THE CLERK

1. Doc. Tax	\$ 9.00
2. Mig. Tax	---
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	16.00