

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office

(205) 988-5600

(205) 833-1571

This instrument was prepared by:

(Name) Henry E. Lagman, Attorney

(Address) 200 Cahaba Park Circle, Ste 102  
Birmingham, AL 35242

Send Tax Notice to:

(Name) Bill & Kathy Bowman

(Address) 910 Meadow Dr.  
Birmingham, ALA 35242

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William L. Gaines, Jr., a single man and Leigh T. Gaines, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bill Bowman and wife, Kathy Bowman, Jointly with Right of Survivorship (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 1 West, thence run South along the East line of said 1/4 1/4 section a distance of 466.69 feet; thence turn an angle of 89 deg. 04 min. to the right and run a distance of 466.69 feet; thence turn an angle of 90 deg. 56 min. to the right and run a distance of 466.69 feet to the North line of said 1/4 1/4 section; thence turn an angle of 89 deg. 04 min. to the right and run East along the North line of said 1/4 1/4 section a distance of 466.69 feet to the point of beginning; being situated in the SW 1/4 of NE 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

Legal Description continued on reverse.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of December 19 88

(Seal)

(Seal)

(Seal)

William L. Gaines, Jr. (Seal) a single man

Leigh T. Gaines (Seal) a single woman

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, Glenda Johnson a Notary Public in and for said County, in said State, hereby certify that William L. Gaines, Jr. and Leigh T. Gaines

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of December 19 88

May 27, 1992

My Commission Expires:

Glenda Johnson  
Notary Public

Also, a 40.00 foot easement for driveway, described as follows:  
Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 1 West; thence run South along the East line of said 1/4 1/4 section a distance of 466.69 feet to the point of beginning; thence continue South along said East line of 1/4 1/4 section a distance of 208.91 feet to the NW right of way line of Shelby County Highway No. 432; thence turn an angle of 52 deg. 04 min. 55 sec. to the right and run along said Highway right of way a distance of 50.70 feet; thence turn an angle of 127 deg. 55 min. 05 sec. to the right and run a distance of 237.42 feet to the South line of afore described tract; thence turn an angle of 89 deg. 04 min. to the right and run along said South line of property a distance of 40 feet to the point of beginning; being situated in SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Subject to Easements, restrictions and rights of way of record.

BOOK 220 PAGE 742

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN -4 AM 11:02

*Thomas W. McWhorter, Jr.*  
JUDGE OF PROBATE

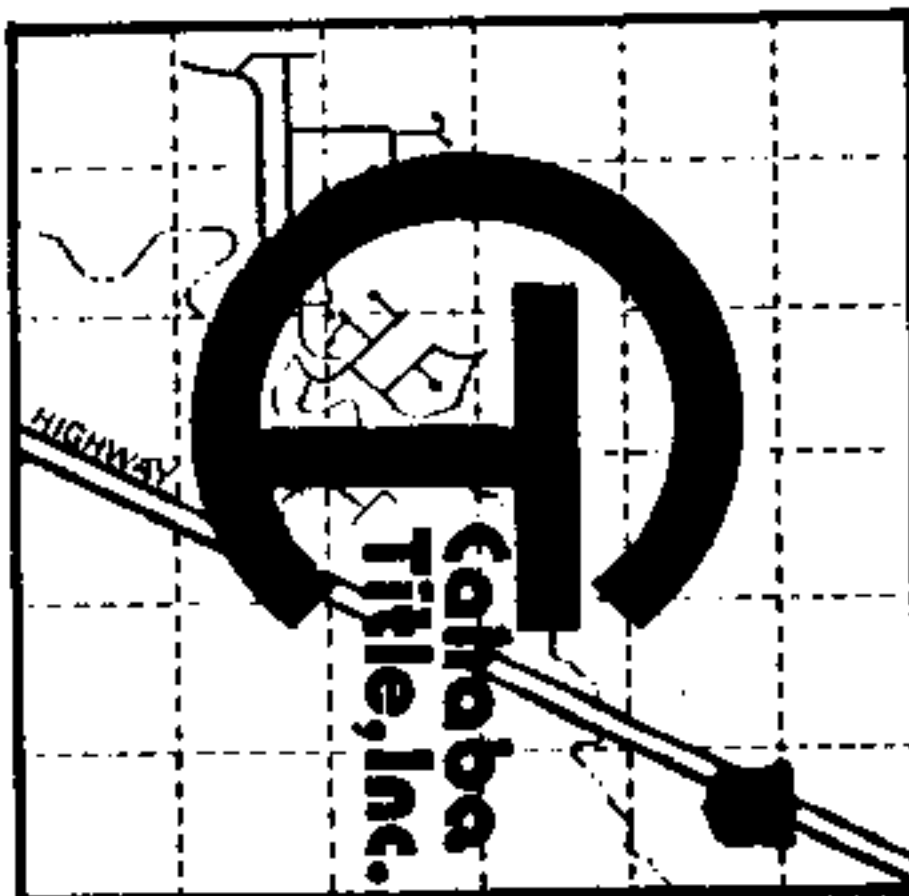
1. Deed Tax \$ 115.00  
2. Mtg. Tax             
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 121.00

Return to:

TO

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
(205) 833-1571