

1075  
This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:  
(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, Alabama 35236-0187

Send Tax Notice to:  
(Name) N. J. Parker Builders, Inc.  
(Address) 2315 Kristen Circle  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty five thousand and NO/100ths (\$25,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Harold D. Bowman and wife, Mary I. Bowman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

N. J. Parker Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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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 6th  
day of January, 19 89

(Seal)

(Seal)

(Seal)

Harold D. Bowman (Seal)  
Mary I. Bowman (Seal)

STATE OF ~~ALABAMA~~ FLORIDA

✓ Duval County } General Acknowledgment

I, the undersigned  
in said State, hereby certify that

Harold D. Bowman and wife, Mary I. Bowman

whose name(s) 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 6th day of January, 19 89

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Mar. 25, 1991

My Commission Expires:

Emeline M. Acail  
Notary Public

Exhibit "A"

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:  
Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the north line of said 1/4 1/4 section a distance of 173.30 feet to a point; thence turn a deflection angle of 64 deg. 15 min. left and run a distance of 210.50 feet to a point; thence turn a deflection angle of 8 deg. 26 min. right and run a distance of 232.0 feet to a point; thence turn a deflection angle of 92 deg. 00 min. left and run a distance of 100.0 feet to the point of beginning of the property being described; thence turn a deflection angle of 43 deg. 32 min. 40 sec. left and run a distance of 141.39 feet to a point on the west margin of Aaron Road; thence turn a deflection angle of 95 deg. 52 min. 43 sec. right to chord and run southerly along the west margin of said Aaron Road a chord distance of 138.40 feet to a point at the intersection of Aaron Road and Kristen Circle; thence turn a deflection angle of 72 deg. 01 min. 26 sec. right from chord to chord and run southwesterly a chord distance of 141.19 feet to a point on the northerly margin of Kristen Circle; thence turn a deflection angle of 55 deg. 38 min. 46 sec. to the right and run a distance of 211.62 feet to a point; thence turn a deflection angle of 91 deg. 59 min. 00 sec. to the right and run a distance of 128.55 feet to a point; thence turn a deflection angle of 88 deg. 06 min. 47 sec. right and run a distance of 100.05 feet to the point of beginning; being situated in Shelby County, Alabama.

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

89 JAN 16 PM 1:53

*Thomas A. Johnson, Jr.*  
JUDGE OF PROBATE

1. Dead Tax	\$ 25.00
2. Mtg. Tax	—
3. Recording Fee	50.00
4. Indexing Fee	1.00
TOTAL	31.00