

This instrument was prepared by

(Name) Braxton C. Bowdoin

(Address) Rt. 1 Leeds, Alabama 35094



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 19481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

1249

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Dollars and other good and sufficient consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Braxton C. Bowdoin, a single man and Ollie Ophelia Bowdoin, a married woman

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

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

Beginning at the NW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 4, Township 18, Range 1 East. From said corner go east along the north boundary line of said forty, 470 feet; thence south parallel with the west boundary line, 406.5 feet for a point of beginning; thence continue south parallel with west boundary line, 606 feet; thence north 32 degrees east 561.5 feet; thence south 65 degrees west 322 feet to point of beginning. Situated in Shelby County, Alabama.

Note: This is non-homestead property of grantors.

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 21st day of February, 19 89

Doc. Tax \$ 2.00

Not. Tax _____

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 5.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 FEB 24 AM 8:34

Thomas C. Bowdoin, Jr.
JUDGE OF PROBATE

Ollie Ophelia Bowdoin (SEAL)

Braxton C. Bowdoin (SEAL)

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify Braxton C. Bowdoin, a single man and Ollie Ophelia Bowdoin, a married woman

a Notary Public in and for said County.

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 21st day of February A.D. 1989

Ronald D. Kerr
Notary Public

Ronald Harris
Rt-1 Box 948
Leeds, Ala 35094

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