

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 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

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: *

That part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 18, Range 1 East
described as beginning on the west side of the Birmingham and Vincent Highway
and on the south line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said section; thence
west along the south line of said forty acres approximately 165 feet to
the west line of the Columbiana and Ashville Public Road; thence in a
northeasterly direction along said public road approximately 250 feet to
the west line of said Birmingham and Vincent Highway; thence in a southeasterly
direction along the west line of said highway approximately 250 feet to
the point of beginning of the land herein conveyed; situated in Shelby
County, Alabama.

Note: This is non-homestead property of the Grantors.

1. Deed Tax \$ 2.00
2. Rec. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 5.50

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 en-
cumbrances, 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 21
day of Feb, 1989

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 FEB 24 AM 8:34

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

(SEAL)

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

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

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 Harris

Ronald D. Harris
Notary Public