

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Byrum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35209

Mark W. Bowron
2568 Chandalar Lane
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$91,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, MICHAEL J. SCHMIDT, an unmarried man, MARY R. NEWCOME and husband, STEVE NEWCOME, (herein referred to as Grantors) do grant, bargain, sell and convey unto MARK W. BOWRON AND KIM D. BOWRON (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 198, according to the Map and Survey of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Probate Office of Shelby County, Alabama.

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

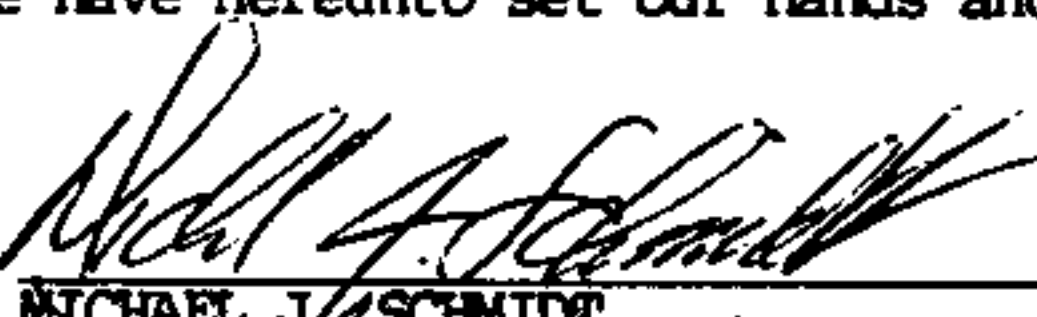
\$93,212.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Mary R. Newcome, one of the Grantors herein, is one and the same person as Mary R. Schmidt, one of the Grantees in that certain deed recorded in Real Volume 5, Page 665 recorded in the Office of the Judge of Probate of Shelby County, Alabama.

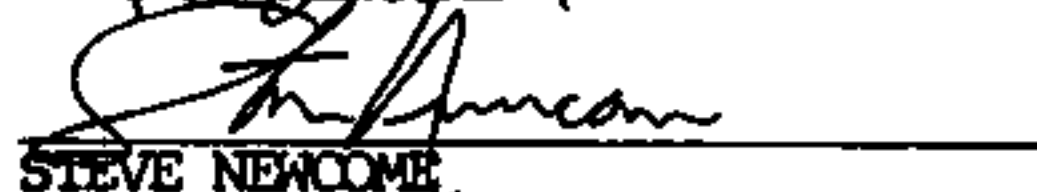
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 28th day of March, 1990.


MICHAEL J. SCHMIDT


MARY R. NEWCOME

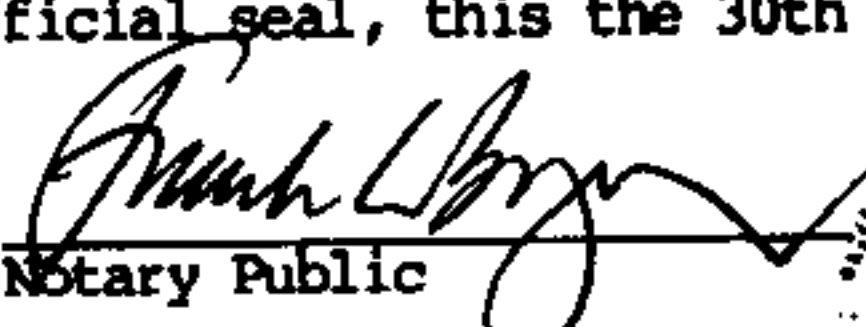

STEVE NEWCOME

BOOK 285 PAGE 628

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARY R. NEWCOME and husband, STEVE NEWCOME 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 the 30th day of March, 1990.

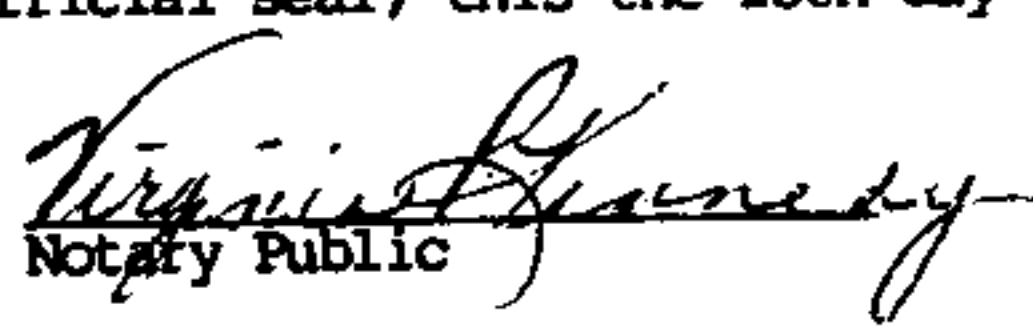

Notary Public

My Commission Expires: 11/20/92

STATE OF CALIFORNIA)
COUNTY OF)

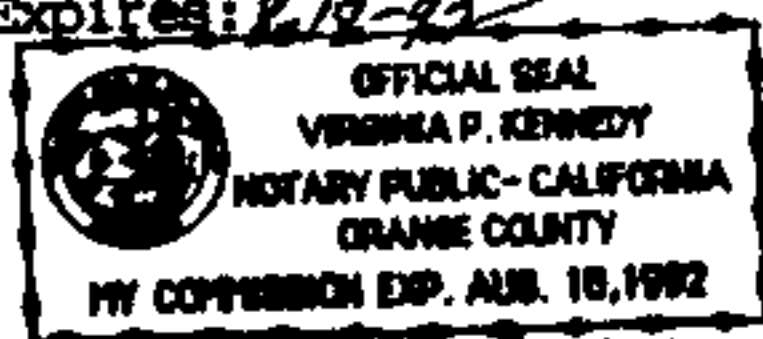
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHEL J. SCHMIDT, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of March, 1990.


Notary Public

My Commission Expires: 8-18-92

zbowron.txt



8-18-92

STATE OF ALA. DEED REC.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR -4 AM 10:21

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	5.00
5. No Tax Fee	\$	7.00
6. Certified Fee	\$	1.00
Total	\$	10.00

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