

This form furnished by:

88
Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) W. Alan Summers, Attorney at Law
(Address) 1275 Center Point Road
Birmingham, Alabama 35215

Send Tax Notice to: RONALD WAYNE BOWEN, JR. and
(Name) LORI N. BOWEN
(Address) 710 4th Avenue, N.W.
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand Seven Hundred Eighty-Six and No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ANNETTE G. CARDWELL, a married woman; FRANCES G. THREET, an unmarried woman; and CECIL M. GLASS, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

RONALD WAYNE BOWEN, JR. and LORI N. BOWEN

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 & 2 and East half of Lot 3, in Block 13, according to map of Alabaster Gardens, as recorded in Map Book 3, Page 156, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 175, page 68, in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 181, page 34, in said Probate Office.
4. Right-of-way granted to Shelby County by instrument recorded in Deed Book 156, page 54, in said Probate Office.
5. Easement, to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 25, page 135, in said Probate Office.
6. Easement to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 112, page 321, in said Probate Office.

\$48,786.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homeplace of the grantors or their spouses.

This deed is re-recorded for the purpose of correcting the legal description of the property conveyed herein.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of November, 19 89.

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

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

90 APR 12 AM 10:53

JUDGE OF PROBATE

Annette G. Cardwell (Seal)
ANNETTE G. CARDWELL
Frances G. Threet (Seal)
FRANCES G. THREET
Cecil M. Glass (Seal)
CECIL M. GLASS

STATE OF ALABAMA

JEFFERSON

COUNTY }

General Acknowledgment

NO TAX COLLECTED

Rec 2.50
Sub 3.00
Int 1.00
No. TAX 7.50

I, DAVID F. OVSON, a Notary Public in and for said County, in said State, hereby certify that ANNETTE G. CARDWELL, a married woman; FRANCES G. THREET, an unmarried woman and CECIL M. GLASS, a married man 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 16th day of November, A.D., 19 89

August 27, 1992

My Commission Expires:

Notary Public