

WARRANTY DEED--JOINT TENANCY

39,500

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Jan Arlene Bowling
BX 178
Brent, AL 35034

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of thirty nine thousand five hundred dollars, of which thirty-nine thousand four hundred ninety-nine dollars is the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Joe Motie Forstman and wife Bettie Tabor Forstman, of 564 Clearview Road, Hoover, AL 35226, do grant, bargain, sell, and convey unto Jan Arlene Bowling, a single woman, and Steacey Aileen Alexander, a single woman, of BX 178, Brent, AL 35034 (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:

33
BOOK 303 PAGE
Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of $\frac{1}{2}$ 23, Twp 21S, R3W and run westerly along the S line of said $\frac{1}{4}$ 8.6 feet; thence turn right 98°43' and run northeasterly 244.00 feet to a point on the westerly right of way of Alabama Highway 119, said point also being the point of beginning; thence continue along last described course and along said right of way 28.2 feet; thence turn left 100°51'54" and run southwesterly 250.00 feet; thence turn right 100°51'54" and run northeasterly 190.00 feet; thence turn left 100°51'54" and run westerly 487.63 feet; thence turn left 102°46'30" and run southeasterly 207.48 feet; thence turn left 76°06' and run easterly \pm 650.90 feet to the point of beginning. Containing \pm 2.2 acres.

According to a survey made July 9, 1990 by Robert C Farmer, PLS, Ala Reg #14720, BX 1664, Alabaster, AL 35007.

The conveyed property forms no part of the homestead of any grantor herein. Each grantor herein owns other property which does form homestead.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 our 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 set our hands and seals, this 31 July 1990.

564 Clearview Rd.
Hoover, AL 35226

Witness:


Steven Sears
Steven Sears

Joe Motie Forstman (Seal)
Joe Motie Forstman
Bettie T. Forstman (Seal)
Bettie Tabor Forstman

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Joe Motie Forstman and wife Bettie Tabor Forstman, whose names are signed to the foregoing conveyance, and who are (made) 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 31 July 1990.


NOTARY
Steven Sears
Notary Public
STATE OF ALABAMA
MY COMMISSION EXPIRES MARCH 9, 1994

BOOK 303 PAGE 34

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

90 AUG -1 AM 9:06

Thomas H. Shaw, Jr.
JUDGE OF PROBATE

1	50
2	3.88
3	1.00
4	
5	
6	
Total	9.50