

420

SEND TAX NOTICE TO:

(Name) Jerry L. Bowen
107 Gum Street
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1962
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harry Atchison, a married man and Annie R. Clark, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry L. Bowen and Brenda B. Bowen

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at a point on the West margin of Main Street in the Town of Columbiana, Alabama, 228 feet North of the point of intersection of the North margin of Sterrett Street and the West margin of Main Street at an iron stake marking the Northeast corner of lot formerly known as J. L. Peters Lot; and from said last named point run thence North along the West margin of Main Street a distance of 119 feet to a point; thence turn to the left and run West, parallel with Sterrett Street a distance of 419 feet to the point of beginning of the property herein conveyed; thence turn to the left and run parallel with said Main Street in a Southerly direction a distance of 119 feet to a point; thence turn to the left and run in an Easterly direction parallel with said Sterrett Street a distance of 169 feet to a point; thence turn to the left and run in a Northerly direction parallel with Main Street a distance of 119 feet to a point; thence turn to the left and run in a Westerly direction, parallel with said Sterrett Street a distance of 169 feet to the point of beginning. Being a part of the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Grantors further convey to Grantees an easement over adjoining property for the sole and limited purpose of connecting the property herein conveyed to the City Water and Sewer lines.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, HARRY ATCHISON, OR OF HIS SPOUSE.

\$11,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneous 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

The grantors and grantees in Real 35, Page 111, are all the heirs at law of Bonnie Atchison.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th

day of October, 1991

WITNESS:

(Seal)

(Seal)

(Seal)

Harry Atchison (Seal)
Annie R. Clark (Seal)
Bonnie S. Brooks (Seal)

by: Bonnie S. Brooks, attorney in fact for Ann A. Clark, who is one and the same person as Annie R. Clark, by the Power of Attorney recorded in Real 36, a Notary Public in and for said County, in said State, p. 2

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority

hereby certify that Harry Atchison

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 4th day of October, A. D., 19 91

SEE REVERS E FOR ADDITIONAL ACKNOWLEDGE

Mike

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Bonnie S. Brooks, whose name as Attorney in Fact for Ann A. Clark, who is one and the same person as Annie R. Clark, 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, she, as such Attorney in Fact, executed the same for and as the act of said Ann A. Clark.

Given under my hand and official seal, this 4th day of October, 1991.

[Handwritten Signature]

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 OCT -7 AM 10:20
[Signature]
JUDGE OF PROBATE

1. Deed Tax	600
2. Mig. Tax	
3. Recording Fee	500
4. Indexing Fee	500
5. No Tax Fee	
6. Certified Fee	100
Total.....	1500

BOOK 367 PAGE 281

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO

TO

