

TITLE NOT EXAMINED BY PREPARER
This instrument was prepared by

(Name) Richard W. Vickers, Atty At Law
P. O. Drawer 1080
(Address) Alabaster, AL 35007-1080 (205) 664-8500



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and 00/100 (\$7,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

the First Bank of Childersburg, Childersburg, Alabama'
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jerry L. Bowen and wife, Brenda B. 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:

All of the following described property situated in the SW $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 East, and described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the above described Section 1 and run North 87 degrees 57 minutes East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 867.2 feet; thence turn an angle of 52 degrees 27 minutes to the left and run North 35 degrees 30 minutes East for a distance of 684.1 Feet to the point of beginning; thence continue along the last named course for a distance of 200 feet to the Southwesterly right-of-way of U. S. Highway 280; thence turn an angle of 90 degrees 50 minutes to the left and run North 55 degrees 20 minutes West along said right-of-way line of said Highway for a distance of 75 feet; thence turn an angle of 89 degrees 10 minutes to the left and run South 35 degrees 30 minutes West for a distance of 200 feet; thence turn an angle of 90 degrees 50 minutes to the left and run South 55 degrees 20 minutes East for a distance of 75 feet to the point of beginning; being situated in S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama. Mineral and mining rights excepted.

This Deed is subject to the statutory right of redemption as follows:
(a) In favor of Edward A. Prickett and wife, Valerie K. Prickett, Mortgagor and any other person, firm or corporation having the Right of Redemption under the laws of the State of Alabama; Mortgage foreclosure deed recorded as instrument No. 1992-09553 on May 29, 1992 at 12:44 P.M. in the Office of the Judge of Probate of Shelby County, Alabama.

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 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.

IN WITNESS WHEREOF, have hereunto set my hand(s) and seal(s), this 29th day of June, 1992.

WITNESSES

07/30/1992-15529
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13:50
STATE OF ALABAMA
Tallapoosa COUNTY

Inst # 1992-15529

(Seal)

First Bank of Childersburg

(Seal)

(Seal)

Robert M. Cleckler, Jr.
It's President

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, Jackie McGilberry, a Notary Public in and for said County, in said State, hereby certify that Robert M. Cleckler, Jr. as President of First Bank of Childersburg 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 29th day of June, A. D., 1992

Jackie McGilberry

Notary Public.