

SEND TAX NOTICE TO:

(Name) Joanne H. Rouss
809 Gables Drive
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) V. Dewayne N. Morris, Attorney at Law
(Address) 2131 Third Avenue North, Birmingham, AL 35203

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-five Thousand Nine Hundred Seventy-one & no/100 (\$65,971.00) Dollars, \$59,712.09 of which is being paid by the assumption of the below described mortgage to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Daniel M. Bowen and wife, Linda D. Bowen

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joanne H. Rouss

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Unit 809, Building 8, in the Gables, a Condominium, more particularly described in Exhibit A attached hereto and made a part hereof by reference.

This conveyance is made subject to that certain mortgage in favor of Fleet National Bank, executed by Daniel M. Bowen and Linda D. Bowen, and recorded in Real 1993, Page 20301, in the Probate Office of Shelby County, Alabama, having an outstanding principal balance of \$59,712.09, which Grantee herein assumes and agrees to pay.

Inst # 1993-13353

05/11/1993-13353
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 13.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 4th day of May, 1993.

(Seal)

(Seal)

(Seal)

DANIEL M. BOWEN

LINDA D. BOWEN

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Cobb COUNTY

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel M. Bowen and wife, Linda D. Bowen, 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 4th day of

A. D., 1993.

Notary Public, Cobb County, Georgia
My Commission Expires Dec. 16, 1994

Barbara Burtel

Notary Public