

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of EIGHTY-THREE THOUSAND and no/100 (\$83,000.00) DOLLARS by the grantee herein, the receipt whereof is acknowledged, we; EMMETT BOWMAN and MARGARET P. BOWMAN, husband and wife (hereinafter grantors), do grant, bargain, sell and convey unto :

JACK B. THREADGILL (grantee) all our interest in the following described real estate, situated in Shelby County, Alabama:

Lot 3, Block 1, according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, Page 93, in the Probate Office of Shelby County, Alabama.

\$78,850.00 of the purchase price is from a purchase money first mortgage executed simultaneously herewith.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 14th day of January, 1994.


EMMETT BOWMAN


MARGARET P. BOWMAN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that EMMETT BOWMAN AND MARGARET P. BOWMAN 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 14TH day of JANUARY, 1994.


Notary Public

My commission Expires: 7-23-1997.

Prepared by: Mark E. Tippins
14 Office Park Circle #105 Birmingham, AL. 35223.

Send tax notice to: JACK B. THREADGILL, 809 Frontier Drive, Pelham, AL 35124

01/19/1994-01996
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 15.08

Inst # 1994-01996