

This instrument was prepared by:

(Name) James R. Kramer

(Address) P.O. Box 1012

Alabaster, AL 35007

Send Tax Notice to:

(Name) John David Bowen

(Address) 9207 Highway 119

Alabaster, AL 35007

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John R. Cannady and wife, Peggy S. Cannady

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

John David Bowen and Ann Boyd

(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:

Begin at the SW corner of the N 1/2 of the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the South boundary of said half 1/4-1/4 section, 1,077.00 feet, more or less, to intersection with the Northwest right-of-way boundary of a public road; thence in a Northeasterly direction along said Northwest right-of-way boundary 136.00 feet to the point of beginning; thence continue in a Northeasterly direction along said right-of-way boundary 50.00 feet; thence turn 90 deg. 00 min. to the left in a Northwesterly direction 137.65 feet; thence turn 90 deg. 00 min. to the left in a Southwesterly direction 109.60 feet; thence in an Easterly direction along a line parallel to said south boundary 150.00 feet, more or less to the point of beginning.

Subject to all easements, rights of way and restrictions of record.

Property sold "as is".

\$ 28,874.52 of Purchase Price is paid by a mortgage executed simultaneously herewith.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

WITNESS

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

John R. Cannady (Seal)  
John R. Cannady

Peggy S. Cannady (Seal)  
Peggy S. Cannady

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Cannady and Peggy S. Cannady 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 3 day of Oct, A.D., 19 94

12-15-97

My Commission Expires:

Anne T. Huxford  
Notary Public

Inst # 1994-36259

12/09/1994-86259  
02:190 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9:50  
001 HCD