

This instrument was prepared by

(Name) John L. Hartman, III  
P. O. Box 846  
(Address) Birmingham, AL 35201

Send Tax Notice To: Sonyia M. Bowen  
Edward L. Bowen  
name  
2577 Judy Circle  
Address, AL 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA

**KNOW ALL MEN BY THESE PRESENTS,**

SHELBY COUNTY

That in consideration of One Hundred Forty-two Thousand Five Hundred and No/100 DOLLARS (\$142,500.00)

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

John S. Henley, III and wife, Debora J. Henley  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edward L. Bowen and wife, Sonyia M. 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:

Lot 24, according to the Survey of Royal Oaks Third Sector First Addition,  
as recorded in Map Book 8, page 26, in the Probate Office of Shelby County,  
Alabama.

SUBJECT TO: (1) Current taxes; (2) 30 foot building line as shown by recorded Map; (3) 10 foot Easement on West and 7½ foot Easement on Southeast, as shown by recorded Map; (4) Restrictions as shown by recorded Map; (5) Restrictions or Covenants recorded in Misc. Volume 44, page 709, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin; (6) Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 329, page 432, in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights, if any.

01/31/1995-02671  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 48.50

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 (we) 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, we have hereunto set our hand(s) and seal(s), this 26th  
day of January, 19 95

WITNESS:

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

John S. Henley, III (Seal)  
Debora J. Henley (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that John S. Henley, III and wife, Debora J. Henley  
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 26th day of January, A. D., 19 95

John L. Hartman, III  
Notary Public