

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Theodore C. Bowling
name

4608 Lake Valley Drive
address

Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$129,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Laura M. Overton and husband, Eric D. Overton

(herein referred to as grantors) do grant, bargain, sell and convey unto Theodore C. Bowling and wife, Susana Bowling

(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 38-A, according to the Survey of Southlake Townhomes Second Addition, as recorded in Map Book 13, page 66, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, covenants and conditions, easement, and transmission line permit of record.

Subject to the rights of upstream and downstream riparian owners with respect to Rutherford Lake, bordering subject property.

Subject to Declaration of Covenants, Articles of Incorporation, and By-Laws of Southlake Townhome Owners Association of record.

Laura M. Overton is one and the same person as Laura McCall Price, grantee in that certain deed recorded in Real 307, page 767.

02/01/1995-02776
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 138.50

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 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 30th day of January, 19 95.

(Seal)

(Seal)

(Seal)

Laura M. Overton
Laura M. Overton (Seal)

Eric D. Overton
Eric D. Overton (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Laura M. Overton and husband, Eric D. Overton whose name(s) 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 30th day of January A.D., 19 95

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1996

Inst # 1995-02776