

This instrument was prepared by
Mitchell A. Spears

ATTORNEY AT LAW

804 Main, P.O. Box 91 119 205/665-5102
 Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Ralph Towner, Jr.

(Address) Oakdale Drive No. 16

Montevallo, AL 35115

*****MINIMUM VALUE: \$1,000.00*****

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration-----(\$1.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ralph Towner, a married man

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

Ralph Towner, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lot 9, Block E, according to Reynolds Addition to South Montevallo,
 as shown by Map recorded in Map Book 3, page 41, in the Probate
 Office of Shelby County, Alabama.

SUBJECT TO:

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE
 ABOVE DESIGNATED GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS
 THERETO.

THE GRANTOR HEREIN DOES HEREBY RESERVE, FOR AND DURING THE TERM OF HIS OWN
 LIFE, A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REALTY.

Inst # 1995-08685

04/05/1995-08685
 08:58 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.50

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th
 day of April, 19 95

 (Seal)

 (Seal)

 (Seal)

Ralph Towner
 Ralph Towner (Seal)

 (Seal)

 (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority
 in said State, hereby certify that Ralph Towner

a Notary Public in and for said County.

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
 day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of April, 19 95

My Commission Expires: 5/95

Mitchell A. Spears
 Notary Public

1995-08685