

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
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FAX 988-5905

This instrument was prepared by:

(Name) CANDICE J. SHOCKLEY

(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) BRENDA B. BOWEN

(Address) 251 Co. Rd 438  
Wisherville, AL 35786

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$ 500<sup>00</sup>

That in consideration of Ten and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
Jerry L. Bowen and wife Brenda B. Bowen

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Brenda B. Bowen

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

SHELBY

County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Inst # 1995-35824

**NOTE:**

This deed was prepared with information furnished by the Grantor/Grantee and relied upon by Candice J. Shockley.

**NOTE:**

This deed was prepared without any title examination and at the request of the Grantor and Grantee.

**NOTE:**

This property does not constitute the homestead of Jerry L. Bowen or his wife, Brenda B. Bowen.

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10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 \_\_\_\_\_  
day of \_\_\_\_\_, 19 95.

(Seal)

(Seal)

(Seal)

Jerry L. Bowen (Seal)  
JERRY L. BOWEN

Brenda B. Bowen (Seal)  
BRENDA B. BOWEN

STATE OF ALABAMA  
SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Jerry L. Bowen and wife, Brenda B. Bowen, 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 14<sup>th</sup> day of December, 19 95.

My Commission Expires:

Notary Public

**EXHIBIT "A"**

Commence at a point on the West margin of Main Street in the Town of Columbiana, Alabama, 228 feet North of the point of intersection of the North margin of Sterrett Street and the West margin of Main Street at an iron stake marking the Northeast corner of lot formerly known as J. L. Peters Lot; and from said last named point run thence North along the West margin of Main Street a distance of 119 feet to a point; thence turn to the left and run West, parallel with Sterrett Street a distance of 419 feet to the point of beginning of the property herein conveyed; thence turn to the left and run parallel with said Main Street in a Southerly direction a distance of 119 feet to a point; thence turn to the left and run in an Easterly direction parallel with said Sterrett Street a distance of 169 feet to a point; thence turn to the left and run in a Northerly direction parallel with Main Street a distance of 119 feet to a point; thence turn to the left and run in a Westerly direction, parallel with said Sterrett Street a distance of 169 feet to the point of beginning. Being a part of the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Grantors further convey to Grantees an easement over adjoining property for the sole and limited purpose of connecting the property herein conveyed to the City Water and Sewer lines.

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