

THIS INSTRUMENT WAS PREPARED BY:
H. CODY RUNYAN
P.O. BOX 568, ALTA, WY 83422

SEND TAX NOTICE TO:
A.B. and ERIN JOWERS
10262 HWY 42, LEEDS, AL 35094

Value \$ 5008¹⁰

Inst # 1996-01368

Warranty Deed

We, Erin C. Jowers and Afton B. Jowers, husband and wife, GRANTORS, of Shelby County, State of Alabama, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, GRANT, BARGAIN, SELL, CONVEY AND WARRANT to A. B. Jowers and Erin C. Jowers, Trustees, or their successors in trust, under the AFTON B. JOWERS FAMILY LIVING TRUST dated Dec 11, 1995, and any amendments thereto, as to an undivided one-half (1/2) interest, and to Erin C. Jowers and A.B. Jowers, Trustees, or their successors in trust, under the ERIN C. JOWERS FAMILY LIVING TRUST dated Dec 11, 1995, and any amendments thereto, as to an undivided one-half (1/2) interest, GRANTEES, whose address is 10262 Hwy. 41, Leeds, Alabama the following described real estate, situate in the County of Shelby, State of Alabama, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Alabama, to-wit:

Part of the E 1/2 of NW 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama. more particularly described as follows: Begin at the southwest corner of SE 1/4 of the NW 1/4 of said Section 8; thence north along the west line of same a distance of 1448.0 feet to the southerly right-of-way line of the Dunnivant Valley Road; thence 63 65' to the right in a northeasterly direction along said right-of-way a distance of 673.60 feet; thence 116 05' to the right in a southerly direction and parallel to the west line of said E 1/2 of NW 1/4 a distance of 250 feet; thence 90 to the right in a westerly direction a distance of 225 feet; thence 90 to the left in a southerly direction a distance of 350 feet; thence 90 to the left in an easterly direction a distance of 225 feet; thence 90 to the right in a southerly direction a distance of 1370.54 feet to the south line of the SE 1/4 of NW 1/4 of said Section; thence 90 37'30" to the right in an westerly direction along said south line a distance of 605.0 feet to the point of beginning.

Subject to all covenants, conditions, restrictions, easements, reservations, rights-of-way of sight and/or record.

TO HAVE AND TO HOLD to said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant

01/16/1996-01368
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

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 set our hands and seal this 11 day of Dec., 1995.


Erin C. Jowers


Afton B. Jowers

Inst # 1996-01368

STATE OF ALABAMA)
)ss
COUNTY OF SHELBY)GENERAL ACKNOWLEDGMENT

I the undersigned, a Notary in and for said County, in said State, hereby Certify that Erin C. Jowers and Afton B. Jowers 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 16 day of Jan. A.D., 1996


Notary Public

My Commission Expires: MY COMMISSION EXPIRES APRIL 14, 1997

01/16/1996-01368
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50