

This instrument was prepared by

Send Tax Notice To: Ronald W. Bowen, Jr.

(Name) Larry L. Halcomb

name

1830 Indian Hills Road

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Pelham, AL 35124

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 FOURTEEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$114,600.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cheryl C. Francis Martin and husband, Wesley M. Martin

(herein referred to as grantors) do grant, bargain, sell and convey unto Ronald W. Bowen, Jr. and wife, Susan A. 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 8, according to the Survey of Indian Hills, First Sector, as recorded in Map Book 4, page 81, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 1997.
Subject to restrictions, 50 foot building line, easements, right of way, and rights claimed under water company, of record.

Cheryl C. Francis Martin, also known as Cheryl C. Francis, is the surviving grantee in that certain deed recorded in Vol. 347, page 452, Probate Office of Shelby County, Alabama; the other grantee, Dan R. Francis, having died on the 22nd day of September 1994.

\$ 84,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

10/25/1996-35519
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
38.50

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 23rd day of October, 19 96.

(Seal) Cheryl C. Francis Martin (Seal)
Cheryl C. Francis Martin

(Seal) Wesley M. Martin (Seal)
Wesley M. Martin

(Seal) _____ (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Cheryl C. Francis Martin and husband, Wesley M. Martin 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 23rd day of October, A.D., 1996

My Commission Expires
January 23, 1998

Larry L. Halcomb
Notary Public

Inst # 1996-35519