

This instrument was prepared by

Send Tax Notice To: John Lanford

(Name) Larry L. Halcomb, Attorney at Law

name

1408 Dunnivant Valley Road

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

address

Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Five Thousand Eight Hundred Ninety Nine and no/100
(\$155,899.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel J. Bowers and wife, Melanie U. Bowers
(herein referred to as grantors) do grant, bargain, sell and convey unto

John Lanford and Sharon Lanford

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See legal description on attached Exhibit A.

Subject to taxes for 1997.

Subject to restrictions and covenants appearing of record in Inst. #1994-10367.

\$124,700.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

03/03/1997-06477
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.50

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 27th
day of February, 19 97.

(Seal)

(Seal)

(Seal)

Daniel J. Bowers
Daniel J. Bowers (Seal)

Melanie U. Bowers
Melanie U. Bowers (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Daniel J. Bowers and wife, Melanie U. Bowers
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 27th day of February, A.D., 19 97

Daniel W. Davis

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 6, 1998
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Principle Bank

Inst # 1997-06477

EXHIBIT A

Begin at the Southwest corner of the Southwest 1/4 of Southeast 1/4 of Section 34, Township 18 South, Range 1 West; thence North along the West line of said 1/4-1/4 section 250.00 feet; thence 91 degrees 12 minutes 05 seconds to the right 437.41 feet to the Northwesternly right of way of Dunavant Valley Road; thence 104 degrees 19 minutes 31 seconds to the right along said right of way 250.00 feet; thence 74 degrees 28 minutes 51 seconds to the right 370.39 feet to the point of beginning. Shelby County, Alabama.

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