

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

William W. Cowan
6032 Vale Hollow Road
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED SIXTY SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$166,900.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **IRIS A. PLANT, and husband, JOSEPH N. MIELE** (herein referred to as Grantor) does grant, bargain, sell and convey unto **WILLIAM W. COWAN AND PAM T. COWAN** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 32, according to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama.


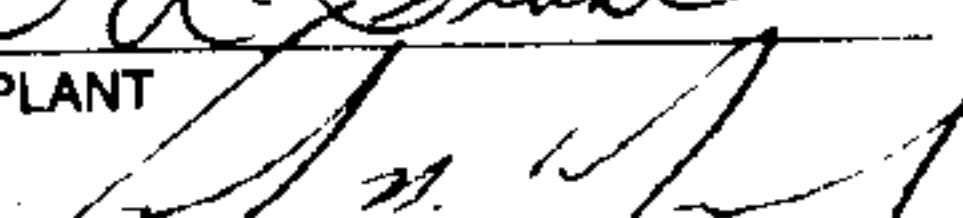
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$110,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of April, 1999.


IRIS A. PLANT

JOSEPH N. MIELE

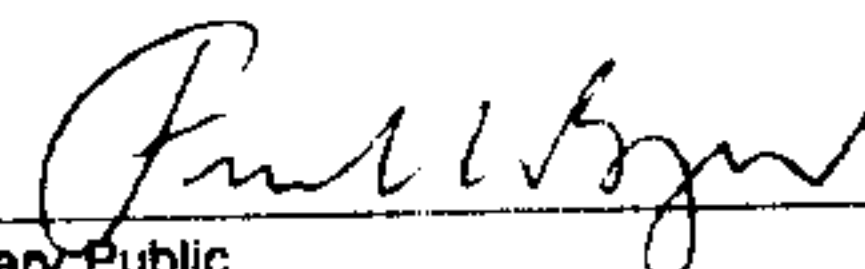
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **IRIS A. PLANT, and husband, JOSEPH N. MIELE**, 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 the 29TH day of April, 1999.

My Commission Expires: 11/20/2000

zcowan.txt


Notary Public

Inst # 1999-18427

05/03/1999-18427
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 65.50