

✓ This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
GLYN BOWMAN  
324 ROMO 36  
CITELSKA, AL  
35043

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

38,500.00

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, IRA E. DORMAN, UNMARRIED (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Eugene L. Bowman and Lynn Bowman (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 1999 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of the Grantor or his spouse if applicable.

This Deed is intended to indicate the release of and compliance with that certain lease sale contract recorded in Real Record 194, Page 636 Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

28 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the day of July, 1999.

Ira E. Dorman  
Ira E. Dorman  
Inst # 1999-31795

STATE OF ALABAMA )  
COUNTY )

07/29/1999-31795  
02:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
OFF CH 49.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ira E. Dorman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28 day of July, 1999.

[Signature]  
Notary Public  
My Commission Expires: 8-7-2002

EXHIBIT "A"  
DORMAN TO BOWMAN

Begin at the northwest corner of the Northeast quarter of the Southwest quarter of Section 5, Township 20, Range 1 West, in Shelby County, Alabama; thence eastwardly along the north boundary of said quarter-quarter section to the northeast corner thereof; thence southwardly along the east boundary of said quarter-quarter section 275 feet, more or less, to the northeast corner of the Benjamin F. Holmes and Margaret N. Holmes land as described in the deed recorded in Deed Book 215, at page 395, in the office of the Judge of Probate of Shelby County, Alabama; thence southwestwardly along the north boundary of said Holmes land 1020 feet to a point; thence southeastwardly along the west boundary of said Holmes land 480 feet to the north boundary of the right of way of the Chelsea-Simmsville paved highway to a point on the right of way measured 670 feet along the said north right of way line of said road from its intersection with the east boundary of said quarter-quarter section, which said point is marked by an iron pin; thence southwestwardly along said north right of way line of said highway 250 feet to a point; thence northwestwardly to a point on the west boundary of said quarter-quarter section which is 500 feet north of the southwest corner of said quarter-quarter section; thence north along the west boundary of said quarter-quarter section to the point of beginning; EXCEPTING: A lot conveyed to John B. Byram and wife, described as follows: Commence at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 5, Township 20, Range 1 West; thence north 130' west along the west boundary of said quarter-quarter section 500 feet for the point of beginning of said lot. Thence to the right at an angle of 129°40' and run south 51°00' east 621.00 feet to the northwest boundary of the right of way of Pleasant Valley Road; thence to the left at an angle of 88°18' and run north 60°45' east along said right of way 150 feet; thence to the left at an angle of 94°20' and run north 33°30' west 700 feet; thence to the left at an angle of 90°00' and run south 56°15' west 273.4 feet to a point on the west boundary of said quarter-quarter section; thence to the left at an angle of 57°01' southwardly along said west boundary 114 feet to the point of beginning; ALSO EXCEPTING that certain lot conveyed to Delmar S. Miller, recorded in Deed Book 264, at page 545, in the office of the Judge of Probate of Shelby County, Alabama.

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