

SEND TAX NOTICE TO:  
Jesse H. Pilgreen, Jr.  
(Name) Deborah D. Pilgreen  
731 4th Street SW  
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Form 1-1-8 Rev. 1993  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Thousand, Four Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we:

Jimmy Don Bowlin, Jr. and wife Sharroll Bowlin

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jesse H. Pilgreen, Jr. and Deborah D. Pilgreen

(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 EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 69,824.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-38560

09/15/1999-38560  
08:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00

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, I/we have hereunto set my/our hand(s) and seal(s), this 2nd

day of September, 19 99.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Jimmy Don Bowlin* (Seal)  
*Sharroll Bowlin* (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmy Don Bowlin, Jr. and wife Sharroll Bowlin whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, A. D. 19 99

*[Signature]*  
Notary Public

EXHIBIT "A"

**Lot 3, according to the Survey of Joseph's Subdivision, as recorded in Map Book 8 page 122 in the Probate Office of Shelby County, Alabama; and a part of Lot 4 of Joseph's Subdivision, as recorded in Map Book 8 page 122 in the Probate Office of Shelby County, Alabama, more particularly described as follows:**

**Begin at the Southeasterly corner of said Lot 4; thence in a northwesterly direction along the Southwesterly line of said Lot 4, a distance of 94.60 feet; thence 101 deg. 22 min. 11 sec. right in a northeasterly direction a distance of 18.19 feet; thence 89 deg. 42 min. 57 sec. right in a southeasterly direction a distance of 92.75 feet to the point of beginning; being situated in Shelby County, Alabama.**

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