

This instrument was prepared by

Send Tax Notice To: Melanie Bowers(Name) LANGE, SIMPSON, ROBINSON &

name

1424 Dunnavant Valley Road

address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209Birmingham, Alabama 35242**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 THOUSAND AND NO/100-----

DOLLARS (\$100,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles E. Rosebrough and wife, Olene A. Rosebrough A.K.A. Olene Elizabeth Rosebrough

(herein referred to as grantors) do grant, bargain, sell and convey unto Melanie Bowers and husband, Daniel Bowers

(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 the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 2000, which are a lien, but not yet due and payable until October 1, 2000.
2. Restrictions or Covenants recorded in Misc. Volume 49, page 447 and Misc. Volume 49, page 451.
3. Right of way to Shelby County, recorded in Volume 196, page 35.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 133, page 212

\$ 90,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Grace Scott Aldridge A.K.A. Grace Morrison Aldridge, owner of Life Estate in Parcel II died on or about October 16, 1998.

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 4th day of October, 19 99.

(Seal)_____
(Seal)_____
(Seal)

Charles E. Rosebrough (Seal)
Charles E. Rosebrough

Olene A. Rosebrough (Seal)
Olene A. Rosebrough

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Charles E. Rosebrough and wife, Olene A. Rosebrough 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 4th day of October, A.D., 19 99

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA
MY COMM. EXPIRES 12/31/2000
BONDED THRU SOUTHERN FIDELITY & GUARANTEE

David F. Ovson

Notary Public

Inst # 1999-41860
10/07/1999-41860
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MWS 21.00

EXHIBIT "A"

PARCEL I:

A parcel of land situated in the South half of the Northwest quarter of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 10, Township 19 South, Range 1 West; thence run in a Southerly direction along the East line of said quarter - quarter a distance of 90 feet; thence turn an angle to the right of 89°53'15" and run in a Westerly direction parallel with the North line of said quarter - quarter a distance of 988.67 feet to the point of beginning; thence continue on last described course a distance of 426.42 feet; thence turn an angle to the left of 59°57'14" and run in a Southwesterly direction a distance of 127.26 feet; thence turn an angle to the left of 17°07'46" and run in a Southerly direction a distance of 73.0 feet; thence turn an angle to the left of 87°41'43" and run in an Easterly direction a distance of 448.0 feet; thence turn an angle to the left of 91°18'17" and run in a Northeasterly direction a distance of 308.00 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the South half of the Northwest Quarter of Section 10, Township 19, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 10, Township 19 South, Range 1 West; thence run in a Southerly direction along the East line of said Quarter - Quarter a distance of 90 feet; thence turn an angle to the right of 89°53'15" and run in a Westerly direction parallel with the North line of said Quarter - Quarter a distance of 1415.09 feet; thence turn an angle to the left of 59°57'14" and run in a Southwesterly direction a distance of 127.26 feet; thence turn an angle to the left of 17°07'46" and run in a Southerly direction a distance of 73.0 feet to the point of beginning; thence continue on last described course a distance of 269.0 feet; thence turn an angle to the left of 94° and run in an Easterly direction a distance of 445.0 feet; thence turn an angle to the left of 85° and run in a Northerly direction of 220.0 feet; thence turn an angle to the left of 88°41'43" and run in a Westerly direction 448.10 feet to the point of beginning.

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