

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Charles M. Bowen, III and
(Name) Felecia S. Bowen

(Address) 370 Pineview Rd.

Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION---DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

PAUL B. BROWN, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES M. BOWEN, III and wife, FELECIA S. BOWEN

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in SHELBY County,
Alabama to-wit:

Lot 11, in Block 5, according to the Survey of Arden Subdivision to the Town of Montevallo, as
recorded in Map Book 3, page 64, in the Office of the Judge of Probate of Shelby County,
Alabama.

SUBJECT TO:

- Taxes for 2001 and subsequent years. 2001 ad valorem taxes are a lien but not due and payable until October 1, 2001.
- Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Permits to Alabama Power Company and South Central Bell recorded in Deed Book 165, Page 480, in Probate Office.
- Restrictions as recorded in Deed Book 139, Page 269 in Probate Office.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 180, Page 30, in Probate Office.
- Agreement between Vic-San, Inc. and Alabama Power Company recorded in Deed Book 242, Page 791.
- Set back lines and utility easements as shown on recorded map.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD
OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS
THERETO.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th
day of March, 2001. Inst # 2001-08989

WITNESS

03/14/2001-08989
10:48 AM CERTIFIED
(Seal) SHELBY COUNTY JUDGE OF PROBATE (Seal)
001 DLH PAUL B. BROWN (Seal)
(Seal) (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 12th day of March A.D., 2001

My Commission Expires: 5/17/2003

Notary Public