

THIS INSTRUMENT WAS PREPARED BY:
A. COLIN BARRETT, ATTORNEY AT LAW
1420-A GREENSBORO AVENUE
TUSCALOOSA, AL 35401

SOURCE OF TITLE:
This instrument was prepared without benefit of
a title examination or survey.

STATE OF ALABAMA)
) GENERAL WARRANTY DEED
COUNTY OF SHELBY)

Inst # 2001-26375

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John Ellis McKinnon, a married man**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Steven E. Bowman and Jennifer L. Bowman**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 44, according to Indian Highlands, Secion Addition, as shown by map recorded in Map Book 5, at Page 60, in the Probate Office of Shelby County, Alabama, reference to which is hereby made in aid of and as a part of this description.

Grantor hereby warrants that subject property does not constitute his homestead nor that of his spouse.

As part and parcel of the consideration for this conveyance, Grantees agree to assume and pay that certain Mortgage executed by John E. McKinnon, a single man to Merchants & Planters Bank dated August 21, 1997 and filed for record on October 23, 1997 in Volume 1997, at Page 34371, in the Probate Office of Shelby County, Alabama, securing the principal sum of \$24,000.00.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 25 day of JUNE, 2001.



John Ellis McKinnon

06/26/2001-26375
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 14.50

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John Ellis McKinnon, a married man**, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of JUNE, 2001.



NOTARY PUBLIC
My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 24, 2004**

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SHELBY COUNTY JUDGE OF PROBATE

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