

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 # 2001-56177

12/21/2001-56177
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50

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 GRANTORS, **Steven E. Bowman and wife, Jennifer L. Bowman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **John Ellis McKinnon**, (hereinafter referred to as GRANTEE), his 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 the 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.


As a part and parcel of the consideration for this conveyance, Grantee agrees to re-assume and pay that certain Mortgage he originally executed as a single man, to Merchants & Planter 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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 18 day of December, 2001.


Steven E. Bowman


Jennifer L. Bowman

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Steven E. Bowman and wife, Jennifer L. Bowman**, whose names 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18TH day of DECEMBER, 2001.

Phillip Todd Davis
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 24, 2004

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