


40367 - Shelby

1st mts 136,000.00
2nd mts 34,000.00
170,000.00 Total of both

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Joshua D. Acker
Jennifer M. Acker
143 446 Grande View Lane
Maylene, AL 35114


20040823000470310 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
08/23/2004 11:52:00 FILED/CERTIFIED

SOT Deed BK 2000, Pg. 26206

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy thousand and 00/100 (\$170,000.00) Dollars [of which amount \$136,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joel R. Bowman and wife, Lisa A. Bowman (herein referred to as grantors) do grant, bargain, sell and convey unto Joshua D. Acker and Jennifer M. Acker (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 4, according to the Survey of Grande View Estate Givianpour Addition to Alabaster, 2nd Addition, as recorded in Map Book 20, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.



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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 11, 2004.

WITNESS:

_____(SEAL)

_____(SEAL)


Joel R. Bowman (SEAL)

Lisa A. Bowman (SEAL)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel R. Bowman and wife, Lisa A. Bowman, 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 on August 11, 2004.

My commission expires: 4/25/06



NOTARY PUBLIC