This instrument was prepared by

(Name) William H. Halbrooks, Attorney
(Address) #1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To: John R. Bowers
name
555 Park Lake Lane
address
Helena, AL 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Thirty-One Thousand Three Hundred and NO/100----------
----------($331,300.00) Dollars

to the undersigned grantor, Birdwell Building Co., Inc.
a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John R. Bowers and Kellye E. Bowers

(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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 451, according to the Survey of the Final Plat of Riverwoods Fourth Sector, Phase II, as recorded in Map Book 31, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

$ 287,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

$ 53,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

20050707000339800 1/1 $12.00
Shelby Cnty Judge of Probate,AL
07/07/2005 10:44:03AM FILED/CERT

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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June, 2005.

ATTEST:

Birdwell Building Co., Inc.

By _____
Venson E. Birdwell, President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, William H. Halbrooks a Notary Public in and for said County in said State, hereby certify that Venson E. Birdwell whose name as President of Birdwell Building Co., Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of June, 2005.

WILLIAM H. HALBROOKS NOTARY PUBLIC AT LARGE ALABAMA STATE

_____ Notary Public
William H. Halbrooks

My Commission Expires: 4/21/08