20051206000629880 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 12/06/2005 08:52:06AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Danielle L. Bowling Jessie E. Bowling 736 Cahaba Manor Trail Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-nine thousand and 00/100 (\$89,000.00) Dollars [the entire amount of which 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, I, Rene Bull, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Danielle L. Bowling and Jessie E. Bowling (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 74 and the South 6 feet of Lot 75, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of Rene Bull, a married man, nor that of his spouse.

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 December 1, 2005.

WITNESS:				
	(SEAL)		Rene Bull	Bull (SEAL)
	(SEAL)			(SEAL)
STATE OF ALABAMA JEFFERSON COUNTY				
whose name(s) is signed to being informed of the con-	Notary Public in and for said (on the foregoing conveyance, a tents of the conveyance, he do and official seal on December 2	and who is known to me, executed the same volur	acknowledged befor	e me on this day, that,
My commission expires:	4-6-08		NOTARY PUB	LIC