

TO Clear Title

THIS INSTRUMENT PREPARED BY:

Glenn E. Estess, Jr., Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

William W. Fowler, Jr. and
Inez S. Fowler
453 O'Neal Drive
Birmingham, Alabama 35226

*1.00
48.00
55.00*

GENERAL WARRANTY DEED

STATE OF ALABAMA)

48,000.00

TITLE NOT EXAMINED

JEFFERSON COUNTY)

SHELBY COUNTY - W.W.F. & I.S.F.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof being hereby acknowledged, we, William Walker Fowler, Jr., and Inez Spencer Fowler, husband and wife, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto William W. Fowler, Jr., and Inez S. Fowler, herein collectively referred to as Grantees, as tenants in common, the following described real estate, situated in Jefferson County, Alabama, to-wit:

The SE 1/4 of the SW 1/4 of Section 31, Township 20, Range 4 West; and (~~JEFFERSON~~ *WALKER* *I.S.F.*)

The N1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 6, Township 21, Range 4 West. (~~JEFFERSON~~ *SHELBY* *W.W.F.*)

Subject to ad valorem taxes due October, 1998, a lien, but not yet payable. *I.S.F.*

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

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have

*40 acres - 25 1/2
120 acres - 75 1/2
Jeff Co
Shelby Co*

a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of June, 1998.

William Walker Fowler, Jr.
WILLIAM WALKER FOWLER, JR.

Inez Spencer Fowler
INEZ SPENCER FOWLER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Walker Fowler, Jr., 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of June, 1998.

Frances Marie Lunello
Notary Public
My Commission Expires: 9/6/2000

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Inez Spencer Fowler, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, 1998.

Frances Marie Lunello
Notary Public
My Commission Expires: 9/6/2000



20060725000358760 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/25/2006 03:41:28PM FILED/CERT

State of Alabama - Jefferson County

I certify this instrument filed on:

1998 JUN 23 A.M. 09:38

Recorded and \$ Mtg. Tax

and \$ 48.00 Deed Tax and Fee Amt.

\$ 7.00 Total \$ 55.00

GEORGE R. REYNOLDS, Judge of Probate



9861/5536 BESS