

SEND TAX NOTICE TO:

(Name) James E. Breckenridge

(Address) 5050 Indian Valley Rd.

Hoover, Al. 35244

This instrument was prepared by

(Name) James E. Breckenridge

(Address) 5050 Indian Valley Rd. Hoover, Al. 35244

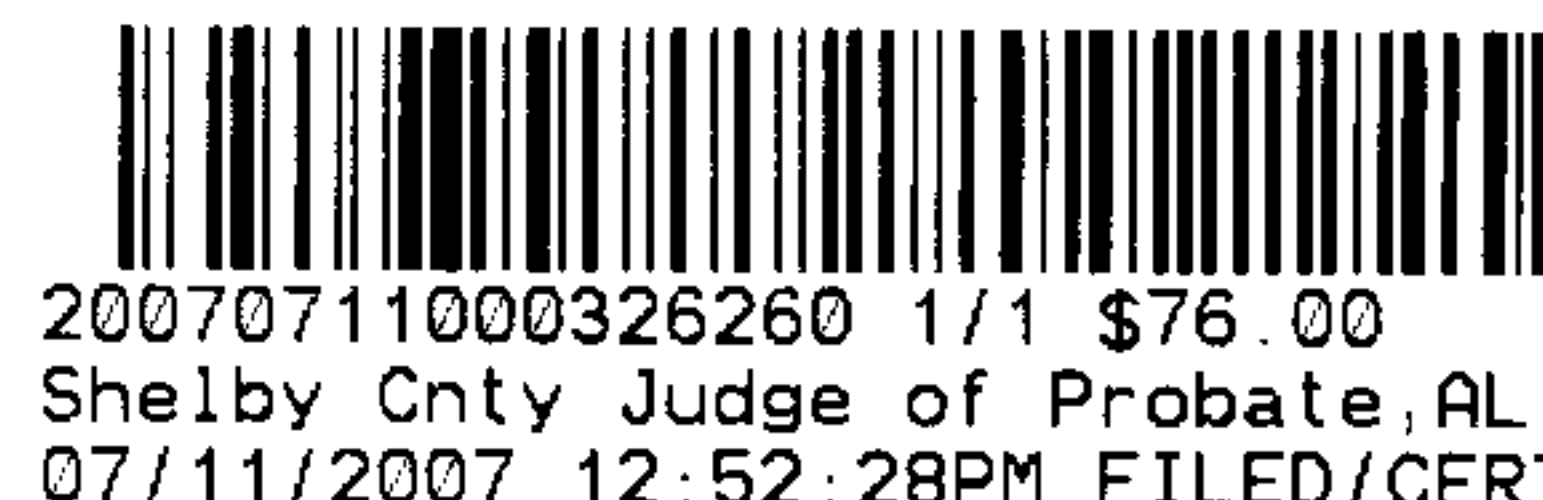
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Bir

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of Sixty Five Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jason Breck Bowen (a un-married man)

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Breckenridge and Joyce P. Breckenridge(wife)

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

(This is two seperate deeded tracts to Brenda B. Bowen)

Both Tracts were inherited from Brenda B. Bowen estate

This deed is in lieu of foreclosure, JASON B. BOWEN & JASON Breck Bowen
TRACT # 1 is the same person.

Commence at the S.E. Corner of the S.W. 1/4 of S.E. 1/4 of Section 28, Township 19, South Range 1 East thence N. 2°30' W along the East line of said 1/4 1/4 Section, 543.78 ft. to the point of beginning, thence continue along the last named course 382.38 ft. to the Southeasterly right of way line of Highway #55, thence S 49°50' E along said right of way 98.90 ft. thence S 48°18' W along said right of way 239.52 ft. thence S 41°42' E 263.27 ft. to the center line of a Pipe line right of way, thence N 68°10' E along the center line of pipe line right of way 103.10 ft. to the point of beginning.

TRACT # 2

Commence at the S.E. Corner of the S.W. 1/4 of S.E. 1/4 of Section 28, Township 19, South Range 1, East, then N 2°30' W along the East line of same 543.78 ft., thence S 68°34' W along the center line of a Pipe line 103.10 ft. to the point of beginning, thence continue along the last named course 229.23 ft. thence N 86°58' W along said Pipe line 245.30 ft. to the Southeasterly right of way line of Highway #55, thence N 45°49' E along said right of way 259.02 ft. then N 48°18' E along said right of way 130.58 ft. thence S 41°42' E 263.27 ft. to point of beginning.

According to the survey of F.W. Meade Reg #9124, made on the 7th day of Oct. 1987.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, A have hereunto set my hand(s) and seal(s), this 6th

day of July, 192007

WITNESS:

Jeanna Hyde (Seal)

Jason Breck Bowen (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

Shelby County, AL 07/11/2007
State of Alabama

Deed Tax: \$65.00

I, Kathy Brasher, a Notary Public in and for said County, in said State, hereby certify that Jason Breck Bowen

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.
Kathy Brasher
Given under my hand and official seal this 6th day of July, A. D., 192007
Notary Public State of Alabama
Commission Expires September 1, 2010

Kathy Brasher
Notary Public.