

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the 30th day of January, 2008, by and between **DANIEL R. BOWEN AND WIFE NICOLE BOWEN**, as Grantors and **CHAD J. BOWEN AND LADONNA K. BOWEN**, as Grantees.

WITNESSETH: That the said Grantors, for and in consideration of the purchase price of the property being \$164,388.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of \$ 161,847.00, and other good and valuable considerations to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the SURVIVOR of them forever, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 17, according to the Survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns, forever, and;

THE said Grantors do hereby covenant with and represent unto the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except ad valorem taxes due and payable October 1, 2008, and any restrictions, easements, ways and building setback lines of record, if any in the office of the Judge of Probate of said County, Alabama, and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the day of and year first above written.

Daniel R. Bowen (SEAL)
DANIEL R. BOWEN

Nicole Bowen (SEAL)
NICOLE BOWEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Daniel R. Bowen and wife, Nicole Bowen, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 30th day of January, 2008.

[Signature] (SEAL)
Notary Public
My comm. expires: 12-07-08

Prepared by:
Richard Chesnut
BRINKLEY & CHESNUT
307 Randolph Ave.
Huntsville, Alabama