

SEND TAX NOTICE TO:

(Name) James E. Breckenridge

This instrument was prepared by

(Address) 5050 Indain Valley Rd.

(Name) James E. Breckenridge

Hoover, Al. 35244

(Address) 5050 Indain Valley, Rd. Hoover, AL. 35244

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Shelby

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninty 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 (wife) Joyce P. Breckenridge

(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 tracts to Brenda B. Bowen~~) deeded
~~Both~~ tracts were inherited from Brenda B. Bowen estate
Jason Breck Bowen and Jason B. Bowen is the same person

TRACT # 1 - HOUSE

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, I have hereunto set My hand(s) and seal(s), this 21th

day of SEPT, 2008

WITNESS:

Jason Breck Bowen (Seal)

JASON BRECK BOWEN (Seal)

____ (Seal)

STATE OF ALABAMA

____ COUNTY }

I, Richard M. Preston, a Notary Public in and for said County, in said State, hereby certify that Jason Breck Bowen

whose name JS signed to the foregoing conveyance, and who JS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September A.D. 2008

Richard M. Preston
Notary Public.
my commission expires 10/9/2008

Shelby County, AL 09/23/2008
State of Alabama
Deed Tax: \$95.00