

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Jerry Lee Bowen and Margaret Frances Vance
251 County Road 438
Wilsonville, AL 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Margaret F. Vance, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jerry Lee Bowen and Margaret Frances Vance** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

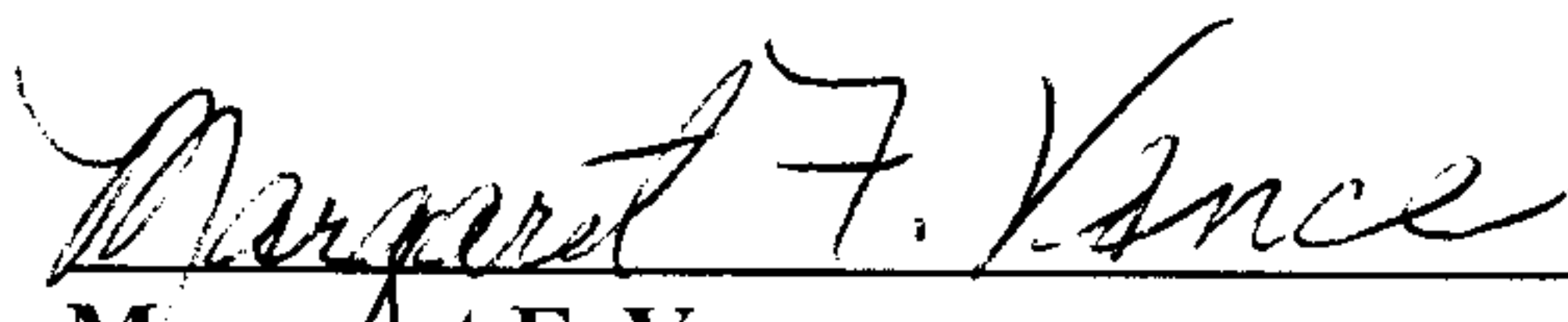
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Jerry Lee Bowen and Margaret Frances Vance.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st day of January, 2009.

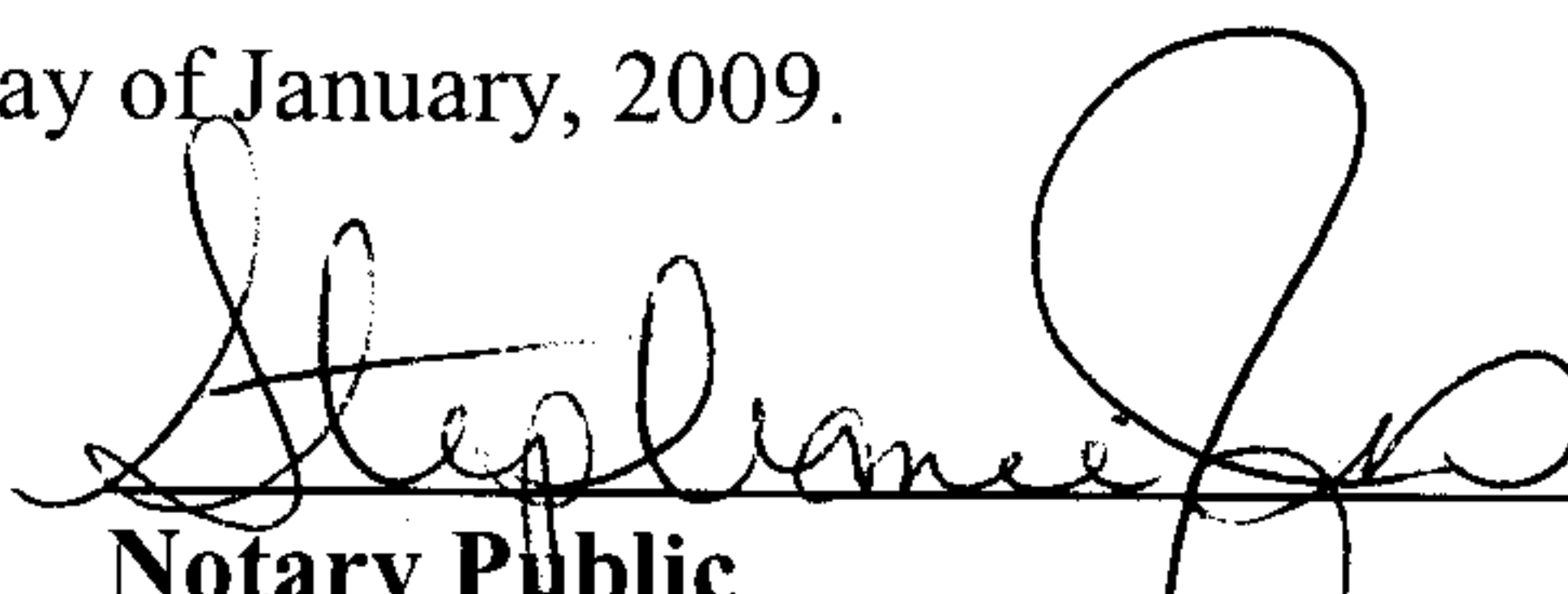


Margaret F. Vance

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Margaret F. Vance, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2009.



Notary Public
My Commission Expires 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009



20090122000020350 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
01/22/2009 01:01:40PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

From the Southwest corner of the SE 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 East, run Eastwardly along the South line of said 1/4-1/4 a distance of 740.59 feet; thence left 90 degrees 28 minutes a distance of 346.62 feet to the point of beginning; thence continue in a straight line a distance of 210.00 feet; thence right 90 degrees 00 minutes a distance of 365.58 feet to a point on the approximate bank of a lake; thence right 76 degrees 30 minutes along the approximate bank of said lake a distance of 215.96 feet; thence right 103 degrees 30 minutes a distance of 416.0 feet to the point of beginning; also to include a 30-foot easement with the centerline described as follows; beginning at the NE corner of said property run Westwardly along the North line of said property a distance of 106.66 feet to the point of beginning of the centerline of a 30-foot easement for ingress and egress; thence right 84 degrees 04 minutes a distance of 220.62 feet; thence right 92 degrees 35 minutes a distance of 93.80 feet to a point on the West right of way line of County Road No. 438.

According to survey of Van Marcus Peavy, RLS #16681, dated August 11, 1992.