

SIMULTANEOUS w/MTG.

STATE OF ALABAMA,
BALDWIN COUNTY

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

I certify that this instrument was filed
the following tax collected on

FEB 7 1979 1130 A
M

STATE OF ALABAMA §
COUNTY OF BALDWIN §

Min. Tax \$ _____ M.H. \$1.00 _____ Index \$ _____
Deed \$ 1.50 Mort. \$ _____ Recorded In RP
Book 45
Page 174 *Sherry Deline*
By 116 Judge of Probate BE

Mortgage Recorded Simultaneously

KNOW ALL MEN BY THESE PRESENTS that

S. DWIGHT BOWMAN and SANDRA DONETTE BOWMAN, husband and wife,

the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations hereby acknowledged to have been paid to the said Grantors by

HUGH FRANCIS KENNEDY and JOANNE TAYLOR KENNEDY

the Grantees, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 21 in Block 20, Silverhill Alabama, as per plat thereof recorded in Miscellaneous Book 1, Page 59, Baldwin County Probate Records.

SUBJECT TO, HOWEVER:

Oil, gas and mineral lease and all rights in connection therewith, by S. Dwight Bowman to Jay Mortgage Corporation dated June 29, 1977, and recorded in Deed Book 518, Page 79.

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging,

REC 95 FEB 11 1979

or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantees, during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

And, except as to the above and taxes hereafter falling due, the said Grantors, for themselves and for their heirs and assigns, hereby covenant with the said Grantees, their heirs and assigns, that they are seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances, and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees, and the survivor of them, and the heirs and assigns of such survivor, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF¹, the said Grantors have hereunto set their hands and seals on this the 6th day of February, 1979.

S. Dwight Bowman (SEAL)
S. DWIGHT BOWMAN

Sandra Donette Bowman (SEAL)
SANDRA DONETTE BOWMAN

STATE OF ALABAMA §

COUNTY OF BALDWIN §

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that S. DWIGHT and SANDRA DONETTE BOWMAN, husband and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that,

being informed of the contents of the within instrument,
they executed the same voluntarily on the day the same bears
date.

Given under my hand and seal on this the 6th day of
February, 1979.

Sam W. White
NOTARY PUBLIC
My Commission Expires May 26, 1980



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This instrument prepared by:

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Attorneys at Law
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