

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

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

And assumption of the herein described mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Barbara Jean Spann, an unmarried woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Robert E. Owens, Jr.**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
**Shelby** County, Alabama, to-wit:

Lot 11 Block 2 according to Survey of Green Valley, as recorded in Map Book 5 page 94 in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Johnson-Rast and Hays Company dated 14th July, 1973, and recorded in Mortgage Book 331 page 782 Securing Principal sum of \$23,300.00, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

Subject to all covenants, restrictions, conditions, limitations, of way and easements of record.

19740815000040310 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/15/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 AUG 15 AM 8:14  
U.C.C. FILE NUMBER ON  
RECOR. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
Comm. M. Spann

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 12<sup>th</sup> day of August, 1974.

(Seal)

*Barbara Jean Spann*

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Jean Spann, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of August

*Patricia M. Price*

Notary Public