



american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of twenty Seven Thousand and NO/100 (77,000.00) DOLLARS

to the undersigned grantor, Osborn Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

J. Robert Otwell and Kathryn D. Otwell, husband and wife

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby, Alabama, to-wit:

Lot 65, according to the Survey of Southern Pines, Third Sector, as recorded
in Map Book 7, page 162 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Restrictions appearing of record in Shelby Misc. Vol. 32, page 129.
3. Right of way to South Central Bell in Shelby Deed Vol. 320, page 926.
4. 40 foot building line running back from Mark Trail; also a 20 foot easement on the East side of lot and a 10 foot easement on the Southwestern side of lot as shown on recorded map.

\$61,600.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

19800102000000120 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/02/1980 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED

1980 JAN -2 PH 12: 46

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

Deed 15.50
Rec. 1.50
Ind. 1.00
18.00

Security 399-484

TO HAVE AND TO HOLD, To the said GRANTEEES for and 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, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gary Osborn
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December 19 79

XXXXXX

Osborn Enterprises, Inc.

By: Gary Osborn President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Gary Osborn
whose name as President of Osborn Enterprises, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 28th day of December 19 79

Notary Public

e.t. 5

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