

## Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly  
 (Name) 2491 Pelham Parkway  
 Pelham, AL 35124

(Address)

Bonnie M. Mastenbrook  
 (Name) 2213 Pup Run  
 Helena, AL 35080

(Address)

WARRANTY DEED

Inst # 1999-50184

STATE OF ALABAMA  
 COUNTY OF SHELBY

12/13/1999-50184  
 12:24 PM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS SHELBY COUNTY JUDGE OF PROBATE

That in consideration of One Hundred Two Thousand, Nine Hundred and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Donald Keith Owens and wife Beth Vanice Owens

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

Bonnie M. Mastenbrook

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

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$102,900.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 GRANTEEES, 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 GRANTEEES, 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 15th day of

November, 19 99.

(Seal)

Donald Keith Owens

(Seal)

(Seal)

Beth Vanice Owens

(Seal)

STATE OF ALABAMA  
 COUNTY OF SHELBY

## General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald Keith Owens and wife Beth Vanice Owens, 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 the conveyance, she/he/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of November, 1999.

Notary Public

EXHIBIT "A"

Lot 5, in Block C, according to the Survey of Amended Map of Fox Haven, First Sector,  
as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

A handwritten signature in dark ink, appearing to be 'J. D. [unclear]', is written in the upper right quadrant of the page.

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002 CJ1 114.00