

SEND TAX NOTICE TO: ROBERT E. OWENS, JR.
171 CEDAR BEND DRIVE
HELENA, ALABAMA 35080
WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA:
COUNTY OF SHELBY:**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$117,300.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **TRACY D. WARD, AN UNMARRIED WOMAN**, therein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **ROBERT E. OWENS, JR. and JOLEE R. OWENS, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S)) 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 the **County of SHELBY, and State of Alabama**, to-wit:

LOT 13, BLOCK 3, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE 2, AS RECORDED IN MAP BOOK 20, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to 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, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of May, 2000.

Tracy D. Ward (L.S.)
TRACY D. WARD

(L.S.)
(L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that TRACY D. WARD, and 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, he/she/they executed the same voluntarily on the day the same bears date

Given under my hand official seal this 3rd day of May, 2000.

Christy Moseley

Notary Public
My commission exp _____

Prepared by:
MOSELEY & ASSOCIATES, P.C. 3800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, AL 35243 MY COMMISSION EXPIRES OCTOBER 27, 2001

Inst # 2000-15642
05/11/2000-15642
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 8.50