3

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP-TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred and no/100(\$7,500.00) - - - - DOLLARS

to the undersigned grantors, Mary Peters and Ella Peters, (who constitute the sole heirs at law and next of kin of Joseph L. Peters and wife Ella Peters, deceased) in hand paid by

B. L. Owen and Loma I. Owen

the receipt whereof is acknowledged we, the said Mary Peters, a single woman and Ella Peters, a single woman

do grant, bargain, sell and convey unto the said B. L. Owen and Lome I. Owen

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit: Commencing at the Southeast corner of Section 23, Township 21, Range 1 West, and run thence weste rly along the South line of said Section 23, a distance of 456 feet, more or less, to a point at the back of the curb on the West side of Main Street in Columbiana, Alabama; run thence North .02 degrees and 30 minutes West along the back of said curb line on the West side of Main Street a distance of 651feet to a point . of beginning of the lot hereby conveyed, said point being the Northeast corner of said lot and being marked by an iron pin driven in the ground at the back of the curb line on the West side of said Main Street; run thence Westerly along a line at an Fangle of 89 degrees and 17 minutes to the left from the back of said curb line and point of beginning, a distance of 224 feet to an iron pin set in line with a fence and hedgerow; run thence Southerly along said fence and hedgerow a distance of 138.5 feet, more or less, to a fence corner, marked by a fence post located on the North side of Sterrett Street at a point 233 feet West of the Northwest corner of the intersection of the West line of Main Street and at the North margin of Sterrett Street; run thence in an Easterly direction along the North margin of Sterrett Street, a distance of 233 feet to the Northwest corner of the intersection of West margin of Main Street and the North margin of Sterrett Street; run thence North .02 degrees and 30 minutes West along the back curb line on the West side of Main Street, a distance of 138 feet, more or less, to an iron pin marking a point of beginning of the lot hereby conveyed, and being a part of the Southeast fourth of the Southeast fourth of Section 23, Township 21, Range 1 West, and situated in the Town of Columbiana, Shelby ounty, Alabama.

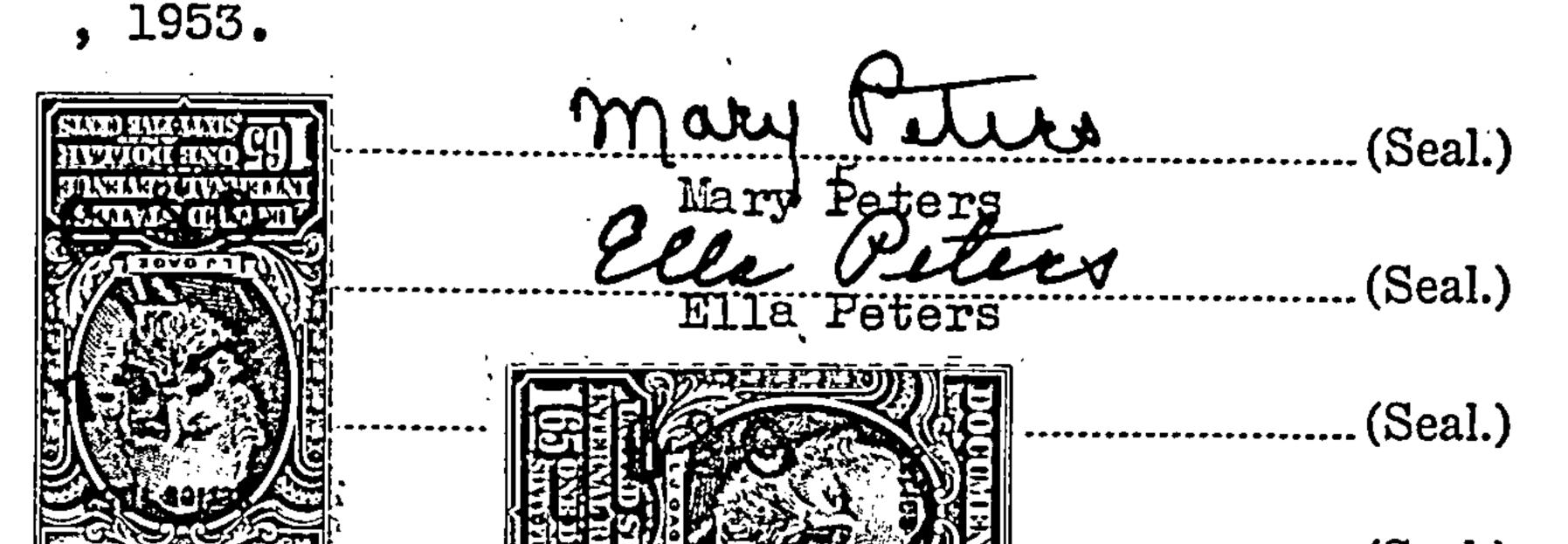
TO HAVE AND TO HOLD Unto the said B. L. Owen and Loma I. Owen

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except a paving assessment in the amount of \$365.00 which is owed to the Town of Columbiana and which grantees hereby assume, that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals,

witnesses:



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State	of	ALABAMA
		TALLEY DAVING

SHELBY

COUNTY

I, Mary Lee Mary Peters, a single woman, and Ella Peters, a single woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th

day of June

1953.

Mary Le Mahaffry Notary Public

State of

COUNTY

I,

a Notary Public in and for said County, in said State,

hereby certify that on the

day of

came before me

the within named

known to me

(or made known to me), to be the wife of the within named

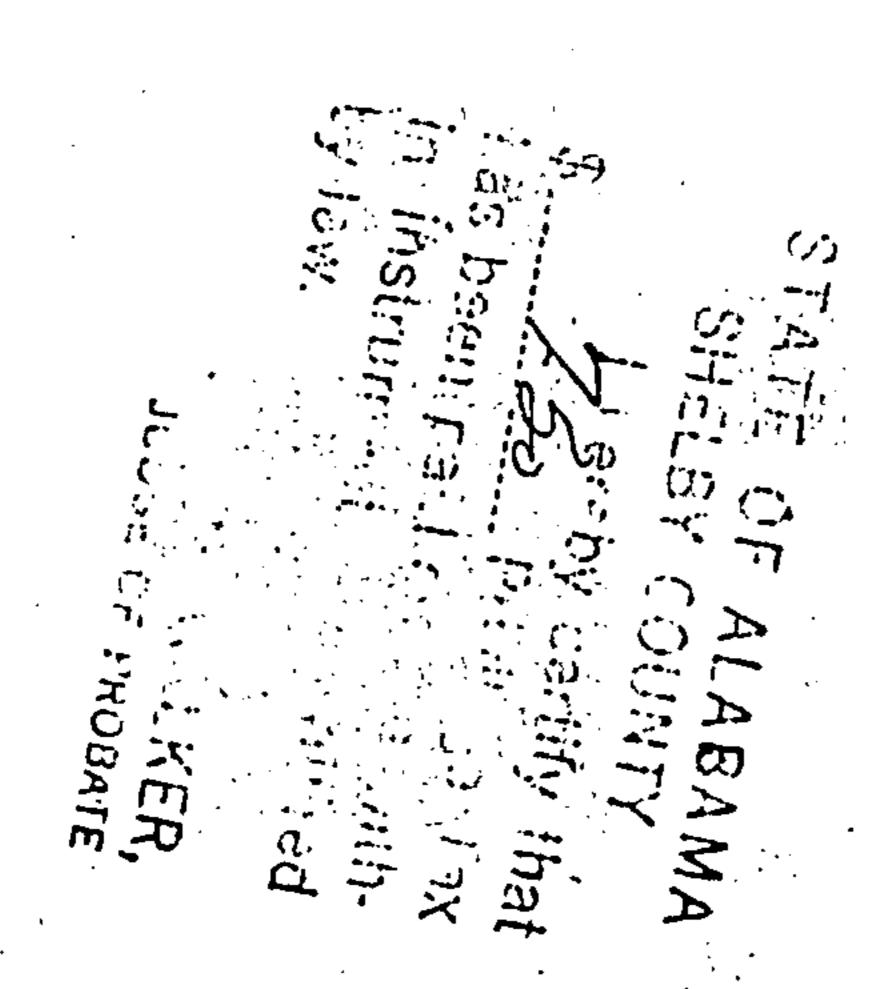
who, being examined

separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this

day of

Notary Public.



Filed in the office of the Probate Judge on the day of purify that O'clock M. and recorded in Mortgage Tax has been paid.

L.C. Walker, Judge of Probate