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Shelby Cnty Judge of Probate, AL  
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Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND, THREE HUNDRED TWENTY-FOUR & 80/100 (\$4,324.80) DOLLARS  
and the assumption by grantees of hereinafter described mortgage

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

John Charles Owen and wife, Martha Owen

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Macoy Francis and wife, Diana Francis

(herein referred to as GRANTEES) 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 County, Alabama to-wit:

A certain lot or parcel of land in the town of Montevallo, Alabama, described  
as follows:

Beginning at a point on the Northwest side of Highland Street, if said street were  
projected to the Montevallo and Ashville Road, and which point of beginning is to  
be 275 feet Northeast of the Northeast line of Moody Street, measuring along the  
Northwest side of Highland Street, as projected, according to Lyman's Addition to  
the Town of Montevallo, Ala, and run thence Northeast along the Northwest line of  
said Highland Street for a distance of 75 feet; thence Northwest and perpendicular  
to said Highland Street a distance of 150 feet; thence Southwest and parallel to  
said Highland Street to within 275 feet of the Northeast line of Moody Street;  
thence Southeast and perpendicular to Highland Street 150 feet to the point of  
beginning.

Grantees herein, as part of the purchase price and consideration for this deed,  
assume and agree to pay the indebtedness evidenced by that certain mortgage made  
by John Charles Owen and wife, Martha Owen to Cobbs, Allen and Hall Mortgage  
Company, Inc. dated September 3, 1968, which mortgage is recorded in the Office  
of the Judge of the Probate Court of Shelby County, Alabama, in Mortgage Record  
Volume 309, page 537. And for the same consideration Grantees herein hereby  
assume the obligations of John Charles Owen and Martha Owen under the terms of  
the instruments and VA Regulations authorizing, creating, and securing the loan  
to indemnify the VA to the extent of any claim payment arising from the guaranty  
or insurance of the indebtedness above mentioned.

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 the 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,  
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, we have hereunto set our hand(s) and seal(s), this 23rd  
day of February, 19 73

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

John Charles Owen (Seal)  
Martha Owen (Seal)  
(Martha Owen) (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 John Charles Owen and Martha Owen  
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 23rd day of February, A. D., 19 73.

Lance Brewer  
Notary Public.