

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

8281
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Five Hundred and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we,

Frank I. Owen and wife, Betty Owen

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

Bruce A. Dean, Sr.

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

Commencing at the point of intersection of North line of NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West and West right-of-way line of Thompson Street and run South along West line of Thompson Street 109 feet; thence Westerly along North line of lot owned by Alice Vick a distance of 140 feet to Northwest corner of said Vick lot for point of beginning of lot herein described; thence in a Southerly direction along West line of said Vick lot and parallel with West line of Thompson Street a distance of 100 feet more or less to North line of a narrow Street or alley running in a Westerly direction from Thompson Street; to North Main Street; thence in a Westerly direction along the North line of said Street or alley for 163.5 feet to East line of Willie Gould Heath lot; run thence in a Northerly direction and along a fence marking the East line of said Heath lot a distance of 100 feet more or less to Southwest corner of Sam Pierce lot; thence in an Easterly direction along South line of Sam Pierce lot to point of beginning. Also an easement for a right-of-way 8 feet in width immediately East and Contiguous to the East line of the above described lot.

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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 2nd day of October, 1975

(SEAL) Frank I. Owen (SEAL)

(SEAL) Betty Owen (SEAL)

(SEAL) (SEAL)

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STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 0975 OCT -2 PM 1:12 SHELBY COUNTY ALABAMA

Deed July 150
Eva D. Mooney
JUDGE OF PROBATE

General Acknowledgment

I, Eva D. Mooney a Notary Public in and for said County, in said State, hereby certify that Frank I. Owen and wife, Betty Owen

whose name(s) 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 2nd day of October

Eva D. Mooney
Notary Public

