

This instrument was prepared by

(Name).....Frank Dominick.....

(Address).....927 Brown-Marx Building
Birmingham, Alabama 35203.....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of.....Twelve Thousand and No/100c.....Dollars.....

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

Michael G. Thomas and wife, Sara J. Thomas

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

Ronald Paul Owens, Mary Katherine Owens and Paul Tate Owens

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

Estate 3-A, according to the survey of Wildwood Park Residential Estates, as recorded in map book 5, page 78, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

SUBJECT to restrictive covenants and conditions filed for record August 24, 1971 in D. Book 269 page 534, Probate Office of Shelby County, Alabama; 40-foot building set-back line from Highgate Hill; Utility easements across north, west and east side of said lot as shown on recorded map of said subdivision; transmission line permits to Alabama Power Company recorded in Deed Book 124 page 493 and in Deed Book 214 page 631 and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 1, 1971 and recorded in Deed Book 271 page 557 in said Probate Office; title to minerals underlying said property with mining rights and privileges belonging thereto as reserved in deed recorded in Deed Book 42 page 246 in said Probate Office.

19751030000060380 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/30/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT 30 AM 9:28
Deed Book 12.00
Conrad M. Johnson
JUDGE OF PROBATE

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 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, and except current ad valorem taxes, which grantees assume; 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 hands(s) and seal(s), this 1st day of October, 1975.

.....(Seal)
.....(Seal)
.....(Seal)

Michael G. Thomas (Seal)
Sara J. Thomas (Seal)
.....(Seal)

STATE OF OREGON }
Multnomah COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL G. THOMAS and wife, SARA J. THOMAS 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 1st day of October, A. D., 1975.

(SEAL) My commission expires:

My Com expires Feb. 2, 1977

Notary Public.