

This instrument was prepared by

(Name) Allstate Realty

(Address) Alabaster, Ala.

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 Five DOLLARS

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

Charles E. Seales and wife Martha E. Seales.
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Owens and Dorothy M. Owens
(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 parcel of land lying in the northeast quarter of northwest quarter, section 12, township 21 south, range 3 west, and more particularly described as follows:
Starting at the southeast corner of the said northeast quarter of northwest quarter section 12, township 21 south, range 3 west, run westerly along the south boundary of the said northeast quarter of northwest quarter a distance of 1.0 feet to an iron marker on the west right-of-way of the Alabama Power Co. transmission line: thence turn an angle of 80 degrees 00 minutes to the right and run northwesterly along the said west right-of-way line of the said Alabama Power Co. transmission line a distance of 458.0 feet to an iron marker of the said west boundary line of said Alabama Power Co. transmission line, to the point of beginning; thence continue northwesterly along the said Alabama Power Co. transmission line a distance of 392.0 feet to an iron marker at a fence corner: thence turn an angle of 109 degrees 55 minutes to the left and run southwesterly a distance of 233.0 feet to an iron marker on the east right-of-way of U.S. highway I-65: thence turn an angle of 38 degrees 30 minutes to the left and run southwesterly along the said East right-of-way of said U.S highway I-65 a distance of 293.0 feet to an iron marker: thence run easterly along a line that is 444.6 feet north of and parallel to the said south boundary line of the said northeast quarter of northwest quarter, Section 12, Township 21, Range 3 west, a distance of 369.0 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
03/19/1976 01:00:00 AM FILED/CERT

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, they have hereunto set their hand(s) and seal(s), this 18 day of March, 1976.

WITNESS: 26

STATE OF ALABAMA

Shelby COUNTY

Seal of the State of Alabama

Seal of the County of Shelby

Seal of the Judge of Probate

Seal of the Notary Public

Seal of the State of Alabama

Seal of the County of Shelby

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Seal of the Notary Public

Charles E. Seales

Martha E. Seales

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Seales and wife Martha E. Seales 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 18 day of March, A. D., 1976

Notary Public.