

NAME: R. Bruce Robertson, IIIADDRESS: 620 North 22nd StreetBirmingham, Alabama 35203CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 353-130
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty-Five Thousand
Nine Hundred and No/100 Dollars (\$45,900.00)

to the undersigned grantor, Owens Enterprises, Inc.

a corporation, in hand paid by Paul L. Brooks and wife, Ruth S. Brooks

the receipt whereof is acknowledged, the said Owens Enterprises, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Paul L. Brooks and wife, Ruth S. Brooks

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

Shelby

County, Alabama, to-wit:

Lot 67, according to Survey of Valley Forge, as recorded in Map Book 6, on
Page 60, in the Probate Office of Shelby County, Alabama. Situated in the
Town of Alabaster, Shelby County, Alabama.

Subject to: 1) restrictive covenants and conditions filed for record on
September 23, 1975 in Misc. Book 12, Page 756; 2) 35 foot building set
back line from Colonial Drive; 3) 20 foot utility easement across North
and Northwest sides and 7.5 foot utility easement across East side of
said lot as shown on recorded map of said subdivision; 4) permit to South
Central Bell Telephone Company dated July 10, 1975, and recorded in Deed
Book 294, page 582 in Probate Office of Shelby County, Alabama.

\$41,300.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Paul L. Brooks and wife, Ruth S. Brooks,
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 said Owens Enterprises, Inc.

does for itself, its successors

and assigns, covenant with said Paul L. Brooks and wife, Ruth S. Brooks, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said Paul L. Brooks and wife, Ruth S. Brooks, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Owens Enterprises, Inc.

signature by Johnny E. Owens

has hereunto set its

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 19th day of March, 1976.

ATTEST:

Owens Enterprises, Inc.

Secretary.

By

Johnny E. Owens
President



19760324000025430 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/24/1976 01:00:00 AM FILED/CERT

ODUM, ROBERTSON, GROENENWYKE & THOMPSON
620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED



19760324000025430 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/24/1976 01:00:00 AM FILED/CERT

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Johnny E. Owens, whose name as President of the Owens Enterprises, Inc., a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of March, 1976

Bruce Robertson
Notary Public

BOOK 297 PAGE 113

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR 24 AM 8:15
Need 7/4/500
Conrad M. Jones
JUDGE OF PROBATE