

NAME: R. Bruce Robertson, III

ADDRESS: 620 North 22nd Street
Birmingham, Alabama 35203

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, ^{See Mtg 353-130} 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
who is duly authorized, ~~and has caused the same to be attested by its Secretary~~ its President,
on this 19th day of March, 1976.

ATTEST:

Owens Enterprises, Inc.

By Johnny E. Owens
President

Secretary.



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

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ODUM, RODERSON, GROENEMUIKE & THOMPSON
620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

5-00
3 00
1 00
9-00



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

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STATE OF ALA. SHELLEY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 MAR 24 AM 8:15
Carolyn Jones
JUDGE OF PROBATE