

This instrument was prepared by

(Name) Guy V. Martin, Jr.

(Address) 1600 Bank for Savings Building, Birmingham, AL 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

3841

That in consideration of \$10.00 and other due, good and valuable consideration DOLLARS

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

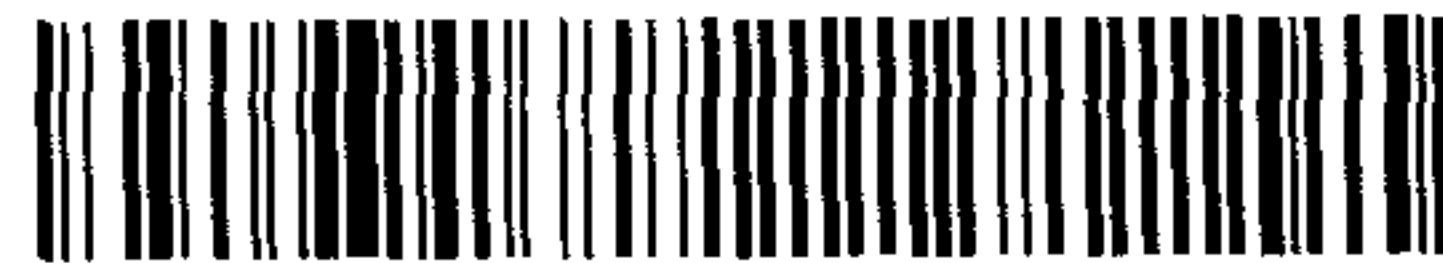
T. H. Walton and wife, Bernice Walton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas E. Owen and wife, Linda L. Owen

(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:



19760405000030030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1976 12:00:00AM FILED/CERT

Northeast diagonal one-half of the Northwest quarter of Southwest quarter, Section 17, Township 20 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING DESCRIBED ROAD EASEMENT:

Twenty (20) feet on either side of a center line described as follows: Commence at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 1 East, thence run North along the East line of said 1/4 - 1/4 section a distance of 832.00 feet to the point of beginning; thence turn an angle of 108 deg. 33 min. to the left and run a distance of 172.18 feet; thence turn an angle of 48 deg. 19 min. 12 sec. to the right and run a distance of 273.90 feet; thence turn an angle of 62 deg. 30 min. 41 sec. to the left and run a distance of 574.70 feet to the point of ending. Situated in the NW 1/4 of the SW 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama.

A purchase money mortgage has been executed simultaneously herewith to secure payment of \$10,750.00 of the purchase price.

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, we have hereunto set our hand(s) and seal(s), this 29th day of March, 1976.

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WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

T. H. Walton

(Seal)

(Seal)

Bernice Walton

(Seal)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T. H. Walton and wife, Bernice Walton 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 29th day of March, A.

Notary Seal

Notary Seal