

THIS INSTRUMENT PREPARED BY:

NAME: Hon. John Martin Galese, Attorney at Law

ADDRESS: 2230 3rd. Ave. North, Birmingham, Alabama 35203

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

5333
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See Mtg 354-686

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
\$48,593.97 -----

to the undersigned grantor, Owens Enterprises, Inc.
a corporation, in hand paid by John Galese, Sr., and wife Elvira A. Galese
the receipt whereof is acknowledged, the said Owens Enterprises, Inc.

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

John Galese, Sr., and wife Elvira A. Galese
as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY

County, Alabama, to-wit:

Lot 51, according to the Survey of VALLEY FORGE as recorded in Map Book 6, at Page
60, in the Office of the Judge of Probate of Shelby County, Alabama, situated in
the Town of Alabaster, Shelby County, Alabama.

\$35,000.00 of the purchase price paid herein was paid from the proceeds of a
third-party mortgage executed simultaneously herewith.

Subject to easements and rights of way of record, and further subject to 1976
ad valorem taxes, a lien but not yet payable.



19760520000046820 1/2 \$.00
Shelby Cnty Judge of Probate AL
05/20/1976 12:00:00AM FILED/CERT

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BOOK

TO HAVE AND TO HOLD Unto the said John Galese, Sr., and wife Elvira A. Galese
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 John Galese, Sr., and wife Elvira A. Galese
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 John Galese, Sr., and wife Elvira A. Galese

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

IN WITNESS WHEREOF, The said

Owens Enterprises, Inc.

has hereunto set its

its President,

signature by Johnny E. Owens
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 17th day of May, 1976.

Owens Enterprises, Inc.

By *Johnny E. Owens*
Johnny E. Owens XXXX President

ATTEST:

Secretary.

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA.

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the day of 19 at o'clock M, and was duly recorded in Volume of Deeds at page 14,00, and examined.

18.00 Judge of Probate.
1.00

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

INSTITUTE TITLE & TRUST CO.
1976 MAY 20 AM 8:18

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I, Johnny E. Owens, a Notary Public in and for said county in said state, hereby certify that 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

17th day of May, 1976.

John Martin Gales
Notary Public

