

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

5523
19760526000048590 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/26/1976 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-five Thousand, Nine Hundred and No/100-----Dollars

to the undersigned grantor, Owens Enterprises, Inc.
a corporation, in hand paid by Roy D. Sallis and Patty C. Sallis
the receipt whereof is acknowledged, the said Owens Enterprises, Inc.

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

Roy D. Sallis and Patty C. Sallis

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

Shelby

County, Alabama, to-wit:

Lot 38, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record in Misc. Book 12, Page 756; (3) A 35 foot building set back line from Colonial Drive; (4) A 7.5 foot utility easement on Northwest and Southwest sides of said lot as shown on recorded map; (5) Permit to South Central Bell Telephone and recorded in Deed Book 294, Page 582.

\$35,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Roy D. Sallis and Patty C. Sallis
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 Roy D. Sallis and Patty C. Sallis, 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 Roy D. Sallis and Patty C. Sallis, 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 24th day of May, 1976.

ATTEST:

OWENS ENTERPRISES, INC.

By Johnny E. Owens
Johnny E. Owens, VICE President

Secretary.

620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

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CORPORATION

WARRANTY DEED

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala

10.00
3.00
1.00
14.00

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 24th day of May, 1976. 000

Notary Public



19760526000048590 2/2 \$.00
Shelby Cnty Judge of Probate,AL
05/26/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 MAY 26 AM 10:43

Dec 10th 1888
Concord, N.H.

JUDGE OF PROBATE

BOOK 298 PAGE 690