

This instrument was prepared by

5774

(Name) Ginger B. Held as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One Thousand Five Hundred and no/100 -----Dollars

to the undersigned grantor, Owens Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David Burke York, Sr. and wife, Wanda Carlene P. York

(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:

Lot 1, in Block 5, according to Map of Wooddale, as recorded in Map Book 5, page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due in the year 1976.

Restrictive covenants and conditions filed for record on July 9, 1971, in Deed Book 272, page 85, and amended restrictions filed October 4, 1972, in Misc. Book 2, page 398, in the Probate Office of Shelby County, Alabama.

35 foot building set back line from Tescumseh Trail.

10 foot utility easement on South and West sides of said lot as shown on recorded map of said subdivision.

Title to oil, gas, petroleum, and sulphur, and rights pertaining thereto, as reserved in Deed Book 127, page 140, in said Probate Office.

Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated Nov. 2, 1971, and recorded in Deed Book 273, page 63, in said Probate Office.

\$48,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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Shelby Cnty Judge of Probate, AL
06/04/1976 12:00:00AM FILED/CERT

STATE OF ALA SHELBY CO.
CLERK OF COURT
INSTRUMENT WAS FILED
1976 JUN -4 AM 8:22
Deed bk 350
Conrad M. Johnson
JUDGE OF PROBATE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Johnny E. Owens who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of May 19 76.

ATTEST:

OWENS ENTERPRISES, INC.

By Johnny E. Owens President

STATE OF Alabama }
COUNTY OF Jefferson }

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 Owens Enterprises, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 31 day of May 19 76.

Notary Public